APPLICATION ACCEPTED: June 20, 2012
PLANNING COMMISSION: November 29, 2012
BOARD OF SUPERVISORS: December 4, 2012

County of Fairfax, Virginia

November 15, 2012

STAFF REPORT

APPLICATION PRC C-203

HUNTER MILL DISTRICT

APPLICANT:	Fairfax County Public Schools
PRESENT ZONING:	PRC – Planned Residential Community
PARCEL:	26-2 ((2)) 6
SITE AREA:	14.44 acres
PLAN MAP:	Public Facilities, Governmental and Institutional: Elementary School
PROPOSAL:	To construct five building additions, a new student pick-up and drop-off area, and other site modifications at an existing elementary school (Terraset Elementary).

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC C-203, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of a waiver of the barrier requirements and a modification of the transitional screening requirements along the northern, southern, and western property boundaries in favor of the existing vegetation and proposed landscaping shown on the PRC plan.

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, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

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

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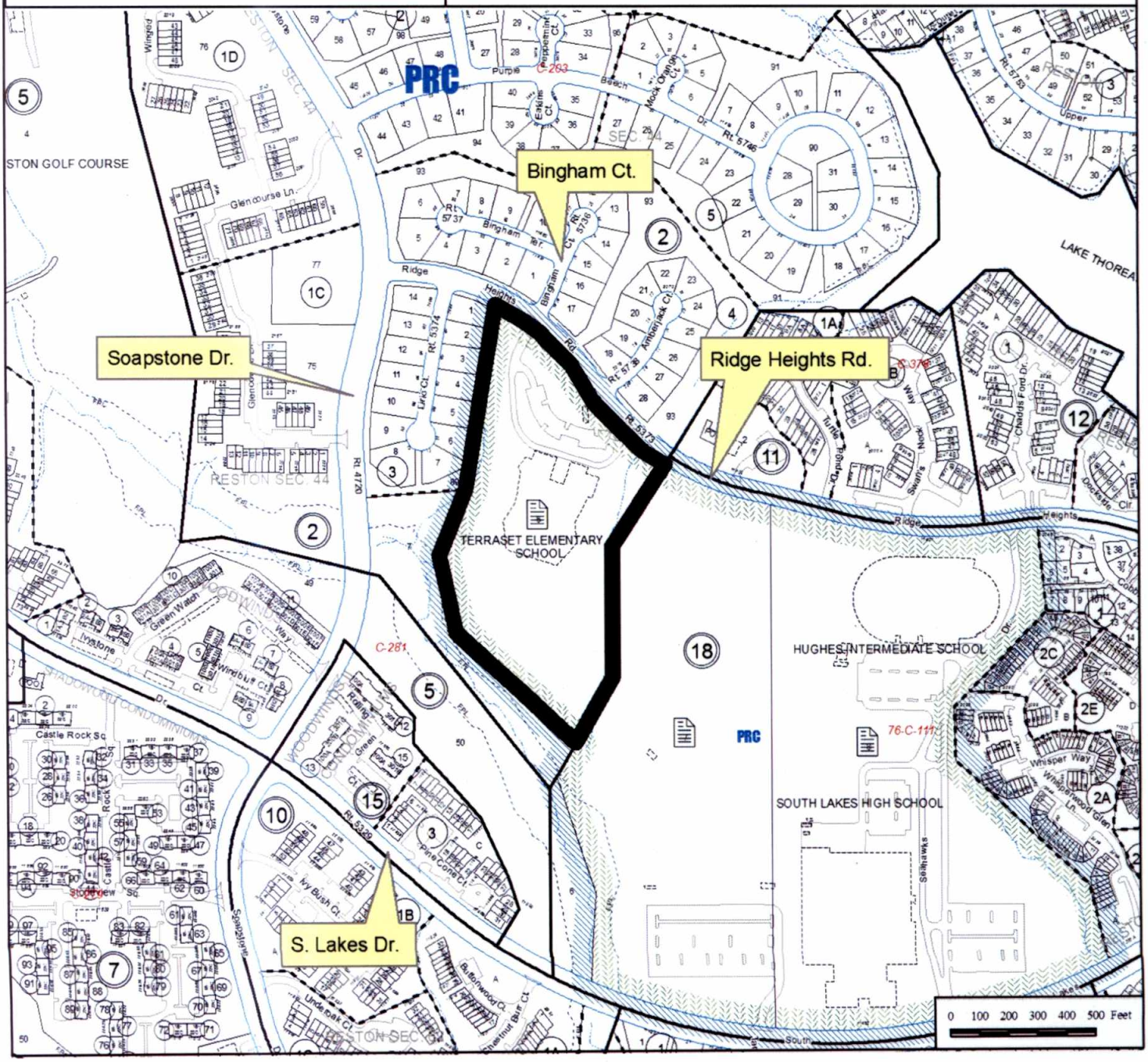
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC C-203

Applicant:	FAIRFAX COUNTY PUBLIC SCHOOLS
Accepted:	6/20/2012
Proposed:	PUBLIC ELEMENTARY SCHOOL
Area:	14.44 AC OF LAND; DISTRICT - HUNTER MILL ZIP - 20191
Located:	SOUTH SIDE OF RIDGE HEIGHTS ROAD APPROXIMATELY 400 FEET EAST OF ITS INTERSECTION WITH SOAPSTONE DRIVE
Zoning:	PRC
Plan Area:	3
Map Ref Num:	26-2/2/ /0006



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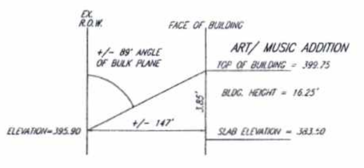
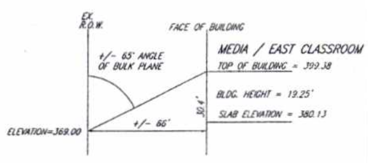
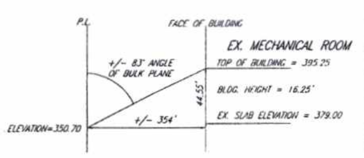
BULK PLANE DETAILS



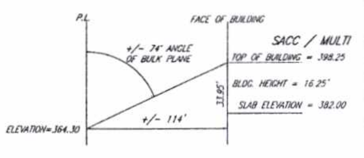
FRONT OF BUILDING (NORTH)
REQUIREMENT: N/A (PRC ZONING)
NOT TO SCALE



SIDE OF BUILDING (EAST)
REQUIREMENT: N/A (PRC ZONING)
NOT TO SCALE



REAR OF BUILDING (SOUTH)
REQUIREMENT: N/A (PRC ZONING)
NOT TO SCALE



SIDE OF BUILDING (WEST)
REQUIREMENT: N/A (PRC ZONING)
NOT TO SCALE

STATEMENT OF ARCHITECTURAL CONCEPTS

TERRASET ELEMENTARY SCHOOL IS AN EARTH COVERED SCHOOL THAT WAS CONSTRUCTED IN THE MID 1970'S AND HAS NOT HAD AN EXPANSION OR UPGRADE SINCE THAT TIME. THE EDUCATIONAL PROGRAM HAS CHANGED DRAMATICALLY SINCE THE FACILITY WAS ORIGINALLY CONSTRUCTED. THIS SCHOOL CAN NO LONGER ADEQUATELY HANDLE THE EDUCATIONAL PROGRAM WITHOUT AN EXPANSION OF THE EXISTING FACILITY.

THE SCHOOL WILL ADD SPACE THROUGH SEVERAL ONE STORY ADDITIONS THAT WILL BE STEEL FRAMED, HIGHLIGHTED WITH A FACE BRICK EXTERIOR SKIN. THE BRICK WILL BE OVERSIZED, LAID IN A TYPICAL RUNNING BOND FASHION. THE FACADE WILL USE TWO COLOR BRICK, A FIELD COLOR AND AN ACCENT COLOR. IT WILL ALSO INCORPORATE SOME SIMPLE DETAILING THROUGH RECESSED BRICK AND SOLDIER COURSING TO PROVIDE A VARIED AND INTERESTING FACADE. THE WINDOWS WILL BE STANDARD SIZE AND WILL HAVE AN OPERABLE SASH.

THE ENTRY TO THE SCHOOL WILL BE HIGHLIGHTED BY A TRUSS BRIDGE DELIVERING STUDENTS TO A METAL PANEL SKINNED WALL. STUDENTS WILL PASS THROUGH INTO AN OPEN 2 STORY LOBBY SPACE. THE LOBBY, THE CENTER (THE EXISTING PYRAMID SKYLIGHT) AND THE NEW MEDIA CENTER WILL PROVIDE A VERY OPEN SPATIAL FEEL BY USING A CURTAIN WALL.

PRC ZONING REGULATIONS

EXISTING ZONE: PRC (PLANNED RESIDENTIAL COMMUNITY DEVELOPMENT)

MINIMUM LOT AREA
ALLOWED: NO MINIMUM IN PRC ZONE
PROVIDED: 628,800 SQ. FT. (14.4352 ACRES)

MINIMUM LOT WIDTH
ALLOWED: NO MINIMUM IN PRC ZONE
PROVIDED: N/A

MINIMUM YARD REQUIREMENTS
FRONT YARD: NO YARD REQUIREMENTS SPECIFIED IN PRC *
SIDE YARD: NO YARD REQUIREMENTS SPECIFIED IN PRC *
REAR YARD: NO YARD REQUIREMENTS SPECIFIED IN PRC *

* "LOCATION AND ARRANGEMENT OF STRUCTURES SHALL NOT BE DETRIMENTAL TO EXISTING OR PROSPECTIVE ADJACENT DWELLINGS"

BUILDING HEIGHT
ALLOWED: NO MAXIMUM IN PRC ZONE
EXISTING: ±32 FEET

GROSS FLOOR AREA
EXISTING: ±68,880 SQ. FT.
PROPOSED: ±33,463 SQ. FT. (±102,343 SQ. FT. TOTAL)

OPEN SPACE
REQUIRED: N/A
PROPOSED: 292,600 SQ. FT.

PARKING
REQUIRED: 97 SPACES
PROVIDED: 97 SPACES

FAR
MAXIMUM ALLOWED FAR IN R-2 DISTRICT: N/A
EXISTING FAR: 0.110
PROPOSED FAR: 0.163

F.A.R. CALCULATIONS

SITE AREA		F.A.R. ALLOWED		F.A.R. PROPOSED
14.4352 AC. (628,800 SF)		N/A		(0.163) 102,343 S.F.
EXISTING F.A.R: EXISTING SCHOOL	+/- 68,880 S.F.	PROPOSED F.A.R: EXISTING SCHOOL: BUILDING ADDITIONS		+/- 68,880 S.F. +/- 33,463 S.F.
EXISTING F.A.R: 0.110	(68,880 S.F.)	PROPOSED F.A.R: 0.163		(102,343 S.F.)

BUILDING AREA CALCULATION GROSS FLOOR AREA

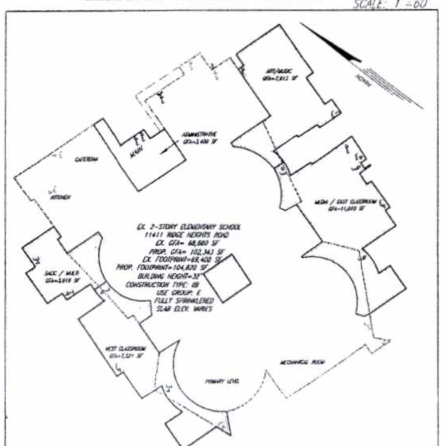
	GROSS FLOOR AREA
EXISTING ELEMENTARY SCHOOL	68,880 SF
ADMINISTRATIVE ADDITION	3,400 SF
ART / MUSIC ADDITION	7,613 SF
MEDIA / EAST CLASSROOM ADDITION	11,010 SF
SACC / MULTI PURPOSE ADDITION	3,919 SF
WEST CLASSROOM ADDITION	7,521 SF
TOTAL AREA:	102,343 SF

MAXIMUM BUILDING HEIGHTS:

EXISTING ELEMENTARY SCHOOL	32'
ADMINISTRATIVE ADDITION	16.25'
ART / MUSIC ADDITION	16.25'
MEDIA / EAST CLASSROOM ADDITION	19.25'
SACC / MULTI-PURPOSE ADDITION	16.25'
WEST CLASSROOM ADDITION	16.25'
MAIN ENTRANCE AREA	26.5'

PROPOSED BUILDING ADDITIONS

SCALE: 1"=60'



GREEN PRACTICES NARRATIVE

THIS RENOVATION WILL IMPROVE THE EDUCATIONAL ENVIRONMENT AS WELL AS THE FUNCTIONALITY OF THE FACILITY.

AS PART OF THIS PROJECT, SEVERAL INNOVATIVE PRACTICES WILL BE INCORPORATED. THE NORTHERN PARKING AREA WILL INCORPORATE PERVIOUS PAVERS. THE PROPOSED BASKETBALL COURT WILL BE PERVIOUS PAVEMENT. THIS AREA WILL PROVIDE STORM WATER DETENTION. FILTERRA STRUCTURES WILL BE PROVIDED TO PROVIDE BMP REMOVAL OF POLLUTANTS FROM STORM WATER RUNOFF. THE EXISTING TREE AREAS AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED IN CONSERVATION EASEMENTS. THE PROPOSED BUILDING ADDITIONS WILL INCORPORATE "COOL ROOFS" WHICH REFLECT MORE SOLAR RADIATION, REDUCING THE OVER-ALL AMOUNT OF ENERGY CONSUMPTION OF THE BUILDING. THE MECHANICAL SYSTEM EMPLOYS THE USE OF "ENERGY RECOVERY WHEELS", STATE OF THE ART ENERGY MANAGEMENT, ROOM OCCUPANCY SENSORS. ALL OF WHICH REDUCE ENERGY CONSUMPTION.

MODIFICATION NARRATIVE

THE FOLLOWING WAIVERS AND MODIFICATIONS ARE REQUESTED AS PART OF THIS PRC PLAN.

1. A MODIFICATION OF THE TRANSITIONAL SCREENING IS REQUESTED TO ALLOW EXISTING VEGETATION TO SERVE AS THE TRANSITIONAL SCREENING. THE SCREENING REQUIREMENT FOR THE PUBLIC SCHOOL ALONG THE NORTHERN, WESTERN, AND SOUTHERN PROPERTY LINES, WHICH ARE ADJACENT TO RESIDENTIAL USES, WOULD REQUIRE A "TYPE 1" BUFFER. A "TYPE 1" BUFFER CONSISTS OF A 25' WIDE LANDSCAPED AREA. THE EXISTING FORESTED AREA IS 40' TO 115' WIDE ALONG THE NORTHERN PROPERTY LINE, 30' TO 100' WIDE ALONG THE WESTERN PROPERTY LINE, AND 25' TO 100' WIDE ALONG THE SOUTHERN PROPERTY LINE.

2. A WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED FOR THE NORTHERN, WESTERN, AND SOUTHERN PROPERTY LINES. THE ADJACENT PROPERTY USES ARE RESIDENTIAL. A "TYPE D, E, OR F" BARRIER WOULD BE REQUIRED. THE PLACEMENT OF THIS BARRIER WOULD REQUIRE THE DISTURBANCE OF EXISTING ESTABLISHED TREES. PORTIONS OF THIS AREA WILL BE DEDICATED AS CONSERVATION AREA AS PART OF THIS PROPOSED IMPROVEMENTS PLAN.

BARRIER AND SCREENING REQUIREMENTS MAY BE MODIFIED PER Z.O. SECTION 13-302. THE EXISTING TREE AREAS EXCEED THE WIDTH OF THE SCREENING REQUIREMENT OF 25' WIDTH. THE EXISTING TREES PROVIDE A MORE NATURAL BUFFER, AND ARE ALREADY ESTABLISHED. PLANTINGS WOULD NOT REACH THE SAME LEVEL OF MATURITY FOR MANY YEARS.

PER Z.O. SECTION 13-305 (3), "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."

LIST OF WAIVERS / MODIFICATIONS

1. TRANSITIONAL SCREENING MODIFICATION REQUEST
2. BARRIER REQUIREMENT WAIVER REQUEST

PARKING TABULATIONS

USE	REQUIRED PARKING	PROVIDED PARKING
ELEMENTARY SCHOOL	(1) SPACE PER FACULTY/STAFF MEMBER & FULL TIME EMPLOYEE, PLUS FOUR (4) SPACES FOR VISITORS. PARKING REQUIRED = [illegible] = 97 SPACES	
TOTAL:	97 SPACES	97 SPACES

LOADING SPACE TABULATIONS

USE	REQUIRED LOADING SPACES	PROVIDED LOADING SPACES
ELEMENTARY SCHOOL	(1) SPACE FOR THE FIRST [illegible] OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADD'L [illegible] OR MAJOR FRACTION THEREOF. PROP. G.F.A. = [illegible] LOADING SPACES REQUIRED = 2	
TOTAL:	2 SPACES	2 SPACES

COUNTY SOILS MAP DATA

SCALE: 1"=300'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
30A	CODORUS AND HATBORO SOILS	POOR	POOR	[illegible]	III
39C, 39D	GLENELG SILT LOAM	GOOD	GOOD	[illegible]	I
78B	MEADOWVILLE LOAM	FAIR	[illegible]	MEDIUM	2
93B	SUNNYBROOK LOAM	MARGINAL	POOR	MEDIUM	3
105B, 105C	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?
YES☐ NO☒

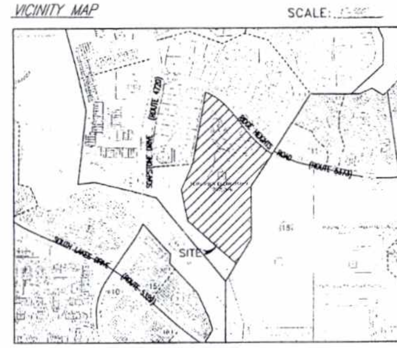
AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR ALL GRADING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP [illegible] AND [illegible] PARCEL 0005 AND CONSISTS OF A TOTAL OF 14.44 ACRES.
2. THE PROPERTY IS IN THE NAME OF THE SCHOOL BOARD OF FAIRFAX COUNTY AS RECORDED IN DEED BOOK 6411 AT PAGE 0586 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. IT IS CURRENTLY LOCATED IN THE PRC DISTRICT. THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
3. THE BOUNDARY SURVEY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY CONDUCTED BY RDA IN AUGUST 2011 AS WELL AS INFORMATION OF RECORD. THE ERROR OF CLOSURE IS [illegible] 1 IN 20,000 AS RELATED TO THE TRUE MERIDIAN.
4. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALL [illegible] RIGHTS OF WAY, EASEMENTS OR OTHER [illegible] UNLESS OTHERWISE SHOWN ON THIS PLAT. TO THE BEST OF OUR KNOWLEDGE, NO EASEMENTS 25 FEET WIDE OR GREATER ARE LOCATED ON THIS SITE.
5. THE PURPOSE OF THIS REQUEST IS TO CONSTRUCT AN ADDITION TO THE EXISTING ELEMENTARY SCHOOL ALONG WITH VARIOUS SITE IMPROVEMENTS.
6. TOPOGRAPHIC INFORMATION IS AT 2 FOOT INTERVALS. TOPOGRAPHIC AND BOUNDARY INFORMATION FOR THIS PROPERTY WAS DERIVED FROM AN AIR SURVEY AND A FIELD-RUN SURVEY BY RDA CONDUCTED IN AUGUST 2011.
7. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
8. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES REQUIRING PROTECTION LOCATED ON THIS SITE. NO ADVERSE AFFECTS ON THE NEIGHBORING PROPERTIES ARE ANTICIPATED BY THE PROPOSED IMPROVEMENTS.
9. ACCORDING TO THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHIC MAP, AND FROM AN ON-SITE [illegible] DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON THIS SITE.
10. ANY PROPOSED OUTDOOR LIGHTING WILL CONFORM TO THE PERFORMANCE STANDARDS OF THE COUNTY'S ZONING ORDINANCE AND SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL. FULL CUT-OFF LIGHTING FIXTURES SHALL BE USED.
11. ACCORDING TO COUNTY MAPPING, RESOURCE PROTECTION AREAS (RPA'S) AND ENVIRONMENTAL QUALITY CORRIDORS (EQC'S) ARE LOCATED ON THIS SITE. THE 100-YEAR FLOODPLAIN IS NOT LOCATED ON THIS SITE.
12. NO TRAILS ARE REQUIRED ON THE SUBJECT PROPERTY AS INDICATED BY THE COUNTY'S ADOPTED TRAILS MAP.
13. THE LOCATION OF POTENTIAL SWM AND/OR BMP FACILITIES ARE PRELIMINARY AND MAY BE MODIFIED AS A RESULT OF FINAL ENGINEERING.
14. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND THE COUNTY'S RECENTLY AMENDED COMPREHENSIVE PLAN.
15. ALL SIGNS PLACED ON THE SUBJECT PROPERTY WILL COMPLY WITH ARTICLE 12 OF THE COUNTY'S ZONING ORDINANCE.
16. MINOR DEVIATIONS IN [illegible] MAY [illegible] PLANS SUCH AS THE BUILDING FOOTPRINT, LOCATION OF [illegible] SWM FACILITIES, PARKING SPACES AND THE LIMITS OF CLEARING AND GRADING.
17. THIS PLAN SHALL INCLUDE LANDSCAPING CONCEPTS WHICH SHALL BE IN ACCORDANCE WITH PROPOSED SCREENING MEASURES AND TREE CONSERVATION PROVISIONS.

VICINITY MAP

SCALE: [illegible]



SHEET INDEX

1. COVER SHEET - NOTES AND TABULATIONS
2. EXISTING CONDITIONS
3. PLANNED RESIDENTIAL COMMUNITY PLAN
4. LANDSCAPING EXHIBIT
5. LANDSCAPING EXHIBIT
6. LANDSCAPING DETAILS
7. TREE CONSERVATION PLAN
8. TREE CONSERVATION NOTES
9. SWM/BMP EXHIBIT
10. STORM WATER / DETAILS
11. SIGHT DISTANCE PROFILE AND PEDESTRIAN CIRCULATION PLAN
12. ARCHITECTURAL ELEVATIONS / DETAILS
13. ARCHITECTURAL ELEVATIONS / DETAILS
14. ARCHITECTURAL ELEVATIONS / DETAILS
15. ARCHITECTURAL ELEVATIONS / DETAILS
16. ARCHITECTURAL FLOOR PLAN

PLANNED RESIDENTIAL COMMUNITY PLAN - NOTES AND TABULATIONS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
OCTOBER [illegible], 2012
SHEET 1 OF 16

Rinker Design Associates, P.C.
Engineering * Surveying * Land Planning * Transportation * Environmental Services
9385 Discovery Boulevard Road, Suite 200, Manassas VA, 20109 on the web @ www.rdacivil.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

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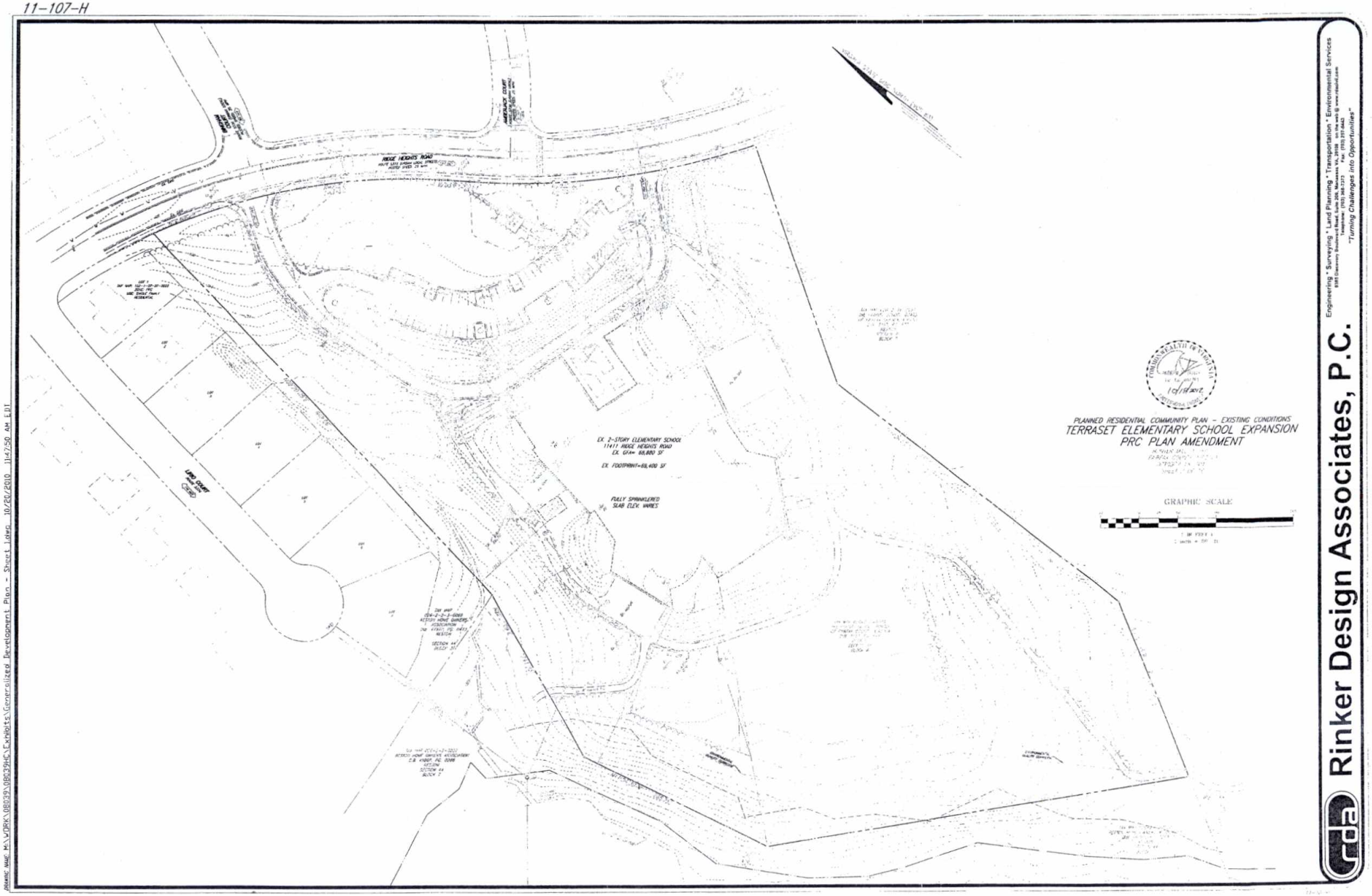

PLANNED RESIDENTIAL COMMUNITY PLAN - EXISTING CONDITIONS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

Rinker Design Associates, P.C.
Engineering • Surveying • Land Planning • Transportation • Environmental Services
8385 Discovery Boulevard Road, Suite 206, Manassas, VA. 20110 on the web @ www.rinkerdd.com
Telephone: (703) 367-3225 Fax: (703) 257-0442
"Turning Challenges into Opportunities"

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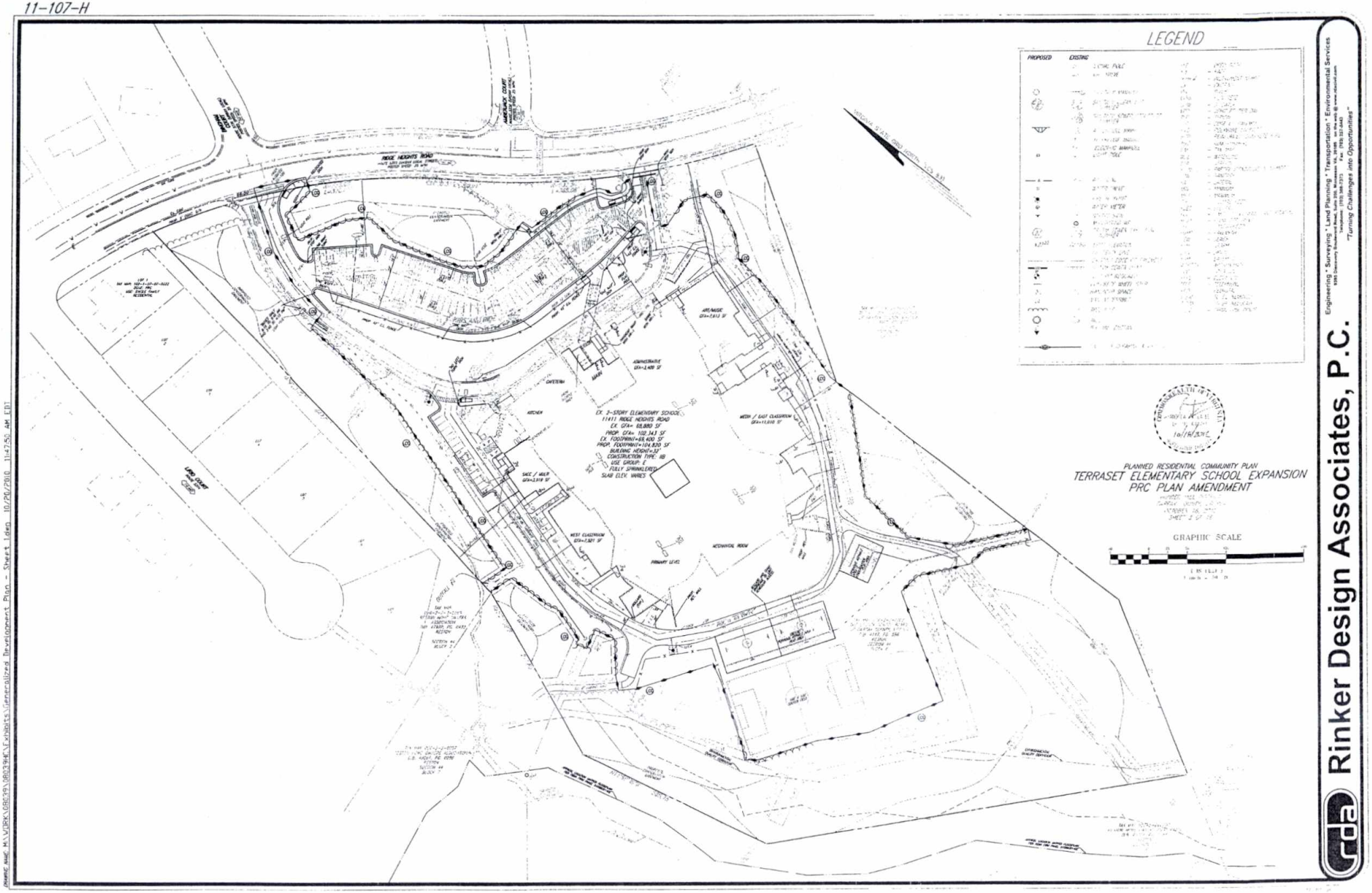

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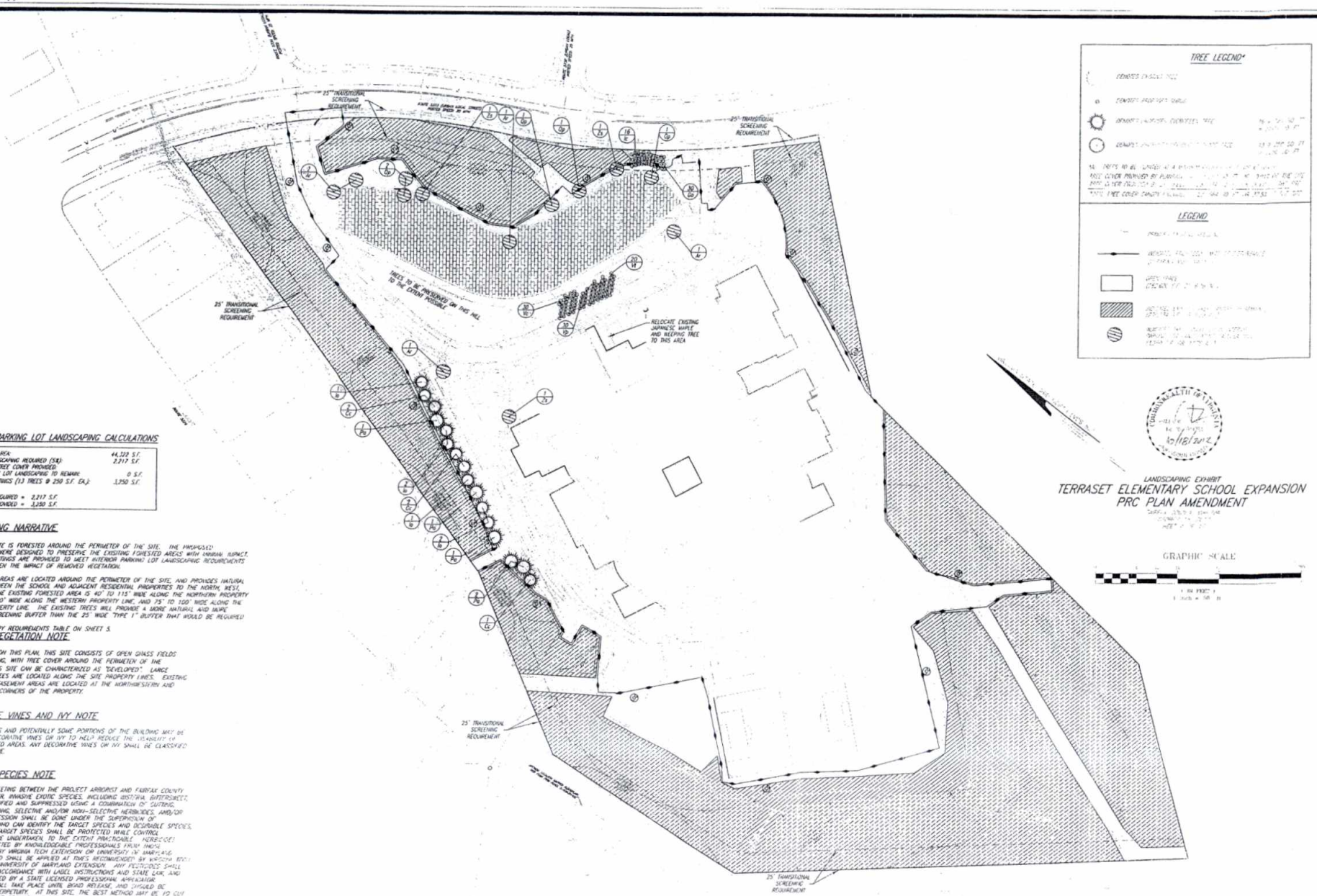

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT AREA:	44,322 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	2,217 S.F.
TOTAL SHADE TREE COVER PROVIDED:	
EX. PARKING LOT LANDSCAPING TO REMAIN:	0 S.F.
PROP. PLANTINGS (13 TREES @ 250 S.F. EA.):	3,250 S.F.
TOTAL AREA REQUIRED =	2,217 S.F.
TOTAL AREA PROVIDED =	3,250 S.F.

LANDSCAPING NARRATIVE

THE EXISTING SITE IS FORESTED AROUND THE PERIMETER OF THE SITE. THE PROPOSED IMPROVEMENTS WERE DESIGNED TO PRESERVE THE EXISTING FORESTED AREAS WITH MINIMAL IMPACT. PROPOSED PLANTINGS ARE PROVIDED TO MEET INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS AND HELP LESSEN THE IMPACT OF REMOVED VEGETATION.

THE FORESTED AREAS ARE LOCATED AROUND THE PERIMETER OF THE SITE, AND PROVIDES NATURAL SCREENING BETWEEN THE SCHOOL AND ADJACENT RESIDENTIAL PROPERTIES TO THE NORTH, WEST, AND SOUTH. THE EXISTING FORESTED AREA IS 40' TO 115' WIDE ALONG THE NORTHERN PROPERTY LINE, 30' TO 100' WIDE ALONG THE WESTERN PROPERTY LINE, AND 75' TO 100' WIDE ALONG THE SOUTHERN PROPERTY LINE. THE EXISTING TREES WILL PROVIDE A MORE NATURAL AND MORE SUBSTANTIAL SCREENING BUFFER THAN THE 25' WIDE "TYPE 1" BUFFER THAT WOULD BE REQUIRED

SEE TREE CANOPY REQUIREMENTS TABLE ON SHEET 3.

EXISTING VEGETATION NOTE

AS REFLECTED ON THIS PLAN, THIS SITE CONSISTS OF OPEN GRASS FIELDS AND LANDSCAPING, WITH TREE COVER AROUND THE PERIMETER OF THE PROPERTY. THIS SITE CAN BE CHARACTERIZED AS "DEVELOPED". LARGE ESTABLISHED TREES ARE LOCATED ALONG THE SITE PROPERTY LINES. EXISTING CONSERVATION EASEMENT AREAS ARE LOCATED AT THE NORTHWESTERN AND SOUTHWESTERN CORNERS OF THE PROPERTY.

DECORATIVE VINES AND IVY NOTE

RETAINING WALLS AND POTENTIALLY SOME PORTIONS OF THE BUILDING MAY BE COVERED W/ DECORATIVE VINES OR IVY TO HELP REDUCE THE VISIBILITY OF NEW HARDSCAPED AREAS. ANY DECORATIVE VINES OR IVY SHALL BE CLASSIFIED AS NON-INVASIVE.

INVASIVE SPECIES NOTE

BASED ON A MEETING BETWEEN THE PROJECT ARBORIST AND FAIRFAX COUNTY URBAN FORESTER, INVASIVE EXOTIC SPECIES, INCLUDING JAPANESE BITTERSWEET, SHALL BE IDENTIFIED AND SUPPRESSED USING A COMBINATION OF CUTTING, PULLING, GRUBBING, SELECTIVE AND/OR NON-SELECTIVE HERBICIDES, AND/OR GOATS. SUPPRESSION SHALL BE DONE UNDER THE SUPERVISION OF PROFESIONALS WHO CAN IDENTIFY THE TARGET SPECIES AND DESIRABLE SPECIES, SO THAT NON-TARGET SPECIES SHALL BE PROTECTED WHILE CONTROL PROCEDURES ARE UNDERTAKEN, TO THE EXTENT PRACTICABLE. HERBICIDES SHALL BE SELECTED BY KNOWLEDGEABLE PROFESSIONALS FROM THOSE RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSIONS, AND SHALL BE APPLIED AT TIMES RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSION. ANY PESTICIDES SHALL BE APPLIED IN ACCORDANCE WITH LABEL INSTRUCTIONS AND STATE LAW, AND SHALL BE APPLIED BY A STATE LICENSED PROFESSIONAL APPLICATOR. SUPPRESSION SHALL TAKE PLACE UNTIL BROAD RELEASE, AND SHOULD BE CONTINUED IN PERPETUITY. AT THIS SITE, THE BEST METHOD MAY BE TO CUT WHORLS TO THE GROUND AND TREAT RE-GROWTH WITH APPROPRIATE HERBICIDES. FAIRFAX COUNTY URBAN FORESTRY DIVISION SHALL APPROVE METHODOLOGY IN ADVANCE OF IMPLEMENTATION.

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TERRASET ELEMENTARY TREE PRESERVATION NARRATIVE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT, PLACED AT THE LIMITS OF CLEARING AND GRADING, OR AS DETERMINED BY FAIRFAX COUNTY URBAN FORESTRY DIVISION REPRESENTATIVES DURING THE PRE-CONSTRUCTION MEETING. TREE PROTECTION FENCING SHALL BE 14 GAUGE STEEL WELDED WIRE "FARM FENCE", ON 6 FOOT STEEL POSTS DRIVEN INTO THE GROUND 18 INCHES AND PLACED NOT MORE THAN 10 FEET APART. AT THE PRECONSTRUCTION WALKTHROUGH, THE URBAN FORESTER AND THE PROJECT ARBORIST WILL DETERMINE WHAT SPECIFIC TREE PROTECTION FENCE (SUPER SILT FENCE OR 14 GAUGE WELDED WIRE FENCE) SHALL BE USED ALONG EACH SECTION OF THE LIMITS OF CLEARING AND GRADING.

2. SILT FENCE OR SUPER SILT FENCE, IF REQUIRED, MAY BE INSTALLED IN THE ROOT-PRUNING TRENCH. IF SUPER SILT FENCE IS USED, IT MAY SERVE AS TREE PRESERVATION FENCING. OTHER TYPES OF TREE PRESERVATION FENCING SHALL BE PLACED BETWEEN THE AREA TO BE CLEARED AND THE ROOT-PRUNING TRENCH.

3. THE TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL WITH SIGNS POSTED EVERY 25 FEET ON THE FENCE STATING IN ENGLISH AND SPANISH THAT IT IS A TREE PRESERVATION AREA AND NO ENTRY IS PERMITTED. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES.

4. ALL CONSTRUCTION MOBILIZATION/ACTIVITY, MATERIALS STORAGE, AND MOTORIZED EQUIPMENT SHALL BE PROHIBITED BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SITE PLAN AND THE TREE PRESERVATION PLAN UNLESS PREVIOUSLY APPROVED BY FAIRFAX COUNTY URBAN FORESTRY DIVISION.

5. ROOT PRUNING: ROOT PRUNING SHALL BE PERFORMED ALONG THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE TREE CONSERVATION PLAN PRIOR TO ANY OTHER SITE DISTURBANCE. A TRENCHER, STUMP GRINDER, OR AIRTOOL-AND-HANDSAW SHALL BE USED TO A DEPTH OF 18 INCHES, CUTTING ALL ROOTS LARGER THAN TWO INCHES IN DIAMETER. IMMEDIATELY AFTER ROOT PRUNING THE TRENCH SHALL BE BACKFILLED. ROOT-PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP. ROOT PRUNING SHALL BE DONE PRIOR TO ANY SITE WORK OR INSTALLATION OF SILTATION CONTROL MEASURES UNLESS AUTHORIZED BY FAIRFAX COUNTY URBAN FORESTRY DIVISION.

6. CLEARING OPERATIONS: TREES TO BE REMOVED SHALL BE FELLED IN SUCH A MANNER AS TO PRESERVE THE TREES THAT ARE TO REMAIN. TREES DIRECTLY ADJACENT TO BUT WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE FELLED BY HAND, WITH A CHAIN SAW, AND THE STUMPS SHALL REMAIN IN PLACE OR SHALL BE GROUND OUT. IF, DUE TO SITE CONSTRAINTS, THE STUMPS MUST BE GRUBBED OUT, THIS SHALL BE DONE ONLY AFTER ROOT PRUNING ALONG THE LIMITS OF CLEARING AND GRADING HAS OCCURRED, AND SHALL BE DONE IN A MANNER THAT DOES NOT INJURE TREES TO BE PRESERVED.

7. TREES WITHIN THE TREE PRESERVATION AREAS, WHICH ARE INDIVIDUALLY IDENTIFIED TO BE REMOVED SHALL BE FELLED BY HAND WITH A CHAIN SAW AND THE STUMPS SHALL REMAIN IN PLACE. SUCH TREES SHALL BE FELLED IN A MANNER THAT DOES NOT INJURE TREES TO BE PRESERVED. TREES TO BE REMOVED FROM THE TREE PRESERVATION AREA SHALL BE DROPPED INTO THE AREA TO BE CLEARED, OR PIECED DOWN. THESE TREES SHALL BE MOVED INTO THE AREA TO BE CLEARED WITHOUT INJURING REMAINING VEGETATION.

8. OFF-SITE AND JOINTLY OWNED TREES SHOULD RECEIVE SPECIAL ATTENTION; DISCUSS THE PROJECT WITH OWNERS OF SUCH TREES BEFORE STARTING WORK IF THEIR TREES ARE AFFECTED BY CONSTRUCTION.

9. TREE CARE PROCEDURES SHALL MEET OR EXCEED AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD PRACTICES FOR TREES, SHRUBS, AND OTHER WOODY PLANT MAINTENANCE ANSI A300.

10. ALL OF THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL SHALL BE MET.

11. DEMOLITION OPERATIONS: BUILDINGS, CONCRETE PADS, AND CONCRETE OR ASPHALT PATHS AND DRIVEWAYS OR ROADWAYS, DEBRIS AND JUNK WITHIN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE REMOVED IN SUCH A WAY THAT TREES TO BE PRESERVED ARE NOT DAMAGED. EQUIPMENT SHALL AT ALL TIMES REMAIN ON CONCRETE OR WOOD CHIP PADDED SURFACES RATHER THAN POSITIONING ON SOIL OR VEGETATION. BUILDINGS NEAR TREES TO BE SAVED SHALL BE PULLED OVER, AWAY FROM TREES, USING CABLES, RATHER THAN PUSHED OVER WITH EQUIPMENT. CONCRETE AND DEBRIS WITHIN TREE PRESERVATION AREAS SHALL BE PULLED UP AND LOADED ONTO EQUIPMENT WITHOUT THE EQUIPMENT LEAVING THE CONCRETE OR WOOD-CHIP PADDED SURFACE.

12. INFORMATION IN THESE PLAN NOTES, TREE INVENTORY, AND ALL PLANS RELATED TO TREES REFER ONLY TO TREES ON THE DEVELOPMENT SITE AND WITHIN 150 FEET OF THE LIMITS OF CLEARING AND GRADING, NO OTHER TREES WERE EXAMINED.

13. PROJECT ARBORIST SHALL MONITOR SITE WEEKLY UNTIL PHASE I EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND MONTHLY THEREAFTER UNTIL THE PROJECT IS COMPLETED.

EX. TREES TO BE PRESERVED

THERE ARE NUMEROUS EXISTING INDIVIDUAL TREES (6"-46") LOCATED ON SITE THAT THIS PLAN WILL ATTEMPT TO PRESERVE. PLEASE SEE SHEET #7 FOR THE LOCATIONS OF THESE INDIVIDUAL TREES. THROUGHOUT THE COURSE OF CONSTRUCTION, SOME OF THESE TREES MAY NEED TO BE REMOVED OR MAY NOT SURVIVE THE CONSTRUCTION PROCESS THEREFORE NO CREDIT WILL BE TAKEN FOR THESE TREES.

FURTHERMORE, THERE IS APPROXIMATELY 230,334 SQ. FT. OF WOODED AREA ON-SITE TO REMAIN UNDISTURBED. PLEASE SEE EXISTING VEGETATION MAP ON SHEET #8 FOR THE LOCATION OF THIS TREE SAVE AREA. USING A 1.25 RATIO FOR PRESERVING TREES, THE TOTAL CANOPY ACHIEVED THROUGH THE TREE SAVE AREA IS: 287,918 SQ. FT. (SEE "10-YEAR TREE CANOPY CALCULATION WORKSHEET" ON THIS SHEET).

THEREFORE, THE TOTAL TREE CANOPY ACHIEVED THROUGH THE PRESERVATION OF EXISTING TREES FOR THIS SITE IS 287,918 SQ. FT.

PLANTING INSTALLATION GUIDELINES

1. CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, BY CONTACTING "MISS UTILITY" 72 HOURS PRIOR TO DIGGING. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO SAID UTILITIES.

2. DO NOT WILLFULLY PROCEED WITH PLANTING AS DESIGNED WHEN IT IS OBVIOUS THAT CONDITIONS AND/OR OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR MAY BE RESPONSIBLE FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION TO THE OWNER SO THAT MATERIAL CAN BE RELOCATED OR CONDITIONS CORRECTED PRIOR TO PLANTING.

3. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER SOIL CONDITIONS WHICH INDICATE POTENTIAL FOR POOR DRAINAGE, PLANTING BEDS AND MATERIAL MAY BE RAISED SLIGHTLY, NO MORE THAN SIX (6) INCHES ABOVE EXISTING GRADES, TO COMPENSATE FOR THESE CONDITIONS. WHERE STANDING WATER, OR AREAS WHICH DO NOT DRAIN AT ALL ARE ENCOUNTERED, THESE AREAS MAY REQUIRE THE INSTALLATION OF UNDERGROUND DRAINAGE. THE CONTRACTOR SHALL BRING THESE CONDITIONS TO THE ATTENTION OF THE OWNER FOR CORRECTIVE DRAINAGE PROCEDURES, OR RELOCATION OF THE PLANT MATERIAL.

4. PLANT MATERIAL INSTALLED BY A LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED OR DETAILED ON THESE DRAWINGS, SHALL CONFORM TO THE SECOND EDITION OF "THE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" AS PUBLISHED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS POTOMAC CHAPTER AND THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON. THESE PLANTING STANDARDS HAVE ALSO BEEN SUPPLEMENTED BY THE PLANTING GUIDELINES OF THE AMERICAN FOREST ASSOCIATION.

5. ANY DEVIATION FROM THE PLANTING LOCATION SHOWN ON THIS PLAN, SHALL BE APPROVED BY THE URBAN FORESTRY DIVISION. CONTRACTOR SHOULD NOTIFY THE OWNER FOR INSPECTION AFTER LAYOUT OF EACH AREA IS COMPLETE AND BEFORE FINAL INSTALLATION OF THE PLANT MATERIAL.

6. ALL TREES SHALL BE PLANTED IN STRICT ACCORDANCE WITH THE PLANTING DETAIL PROVIDED

PLANTING SCHEDULE

SYMBOL	KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CALIPER/FEET	ROOT	SQ.FT. EACH	SQ.FT. COVER
	DECIDUOUS CANOPY TREES							
	Qp	5	Quercus phellos	Willow Oak	[illegible] CALIPER	B&B	250	1,250
	Zs	3	Zelkova serrata	Japanese Zelkova	[illegible] CALIPER	B&B	250	750
	Ar	5	Acer rubrum "October Glory"	Red Maple	[illegible] CALIPER	B&B	250	[illegible]
	EVERGREEN TREES							
	Io	6	Ilex opaca	American Holly	[illegible] HEIGHT	B&B	125	750
	Pa	5	Picea abies	Norway Spruce	7'-8' HEIGHT	B&B	125	625
	Cc	5	Cercis Canadensis	Red Bud	[illegible] HEIGHT	B&B	[illegible]	[illegible]
							TOTAL COVER=	[illegible]
	SHRUBS							
	Vc	30	Viburnum Cassinoides	Witherod Viburnum				
	Vp	30	Viburnum Prunifolium	Blackhaw Viburnum				
	Vt	20	Viburnum Trilobum	American Cranberry Bush				
	Ic	16	I. crenata "Sky Pencil"	Skypencil Holly				
	Go	30	Juniperus Virginiana "Grey Owl"	Grey Owl Juniper				

LANDSCAPE PLANTING NOTES

PLANT MATERIAL STANDARDS

1. SIZE AND STANDARDS OF PLANT MATERIALS SHALL CONFORM TO CURRENT AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY AAN) STANDARDS.

2. ALL PLANT MATERIAL SHALL BE TRUE TO FORM, SIZE, AND SHAPE, AND BOTANICAL NOMENCLATURE, SHALL BE VERIFIED BY "HORTUS THIRD", DICTIONARY OF PLANTS CULTIVATED IN THE UNITED STATES AND CANADA, AS COMPILED BY THE BAILEY HORTORIUM CORNELL UNIVERSITY, MACMILLIAN PUBLISHING CO., 1976 EDITION.

3. ALL PLANT MATERIAL SUPPLIED BY A CONTRACTOR SHALL BE HEALTHY AND IN VIGOROUS GROWING CONDITION, FREE FROM ALL INSECTS, PESTS AND DISEASES. ALL B & B MATERIAL SHALL BE FRESHLY DUG UNLESS OTHERWISE APPROVED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.

4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION AND ACCEPTANCE BY THE OWNER. SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL, SHALL BE PLACED OVER ALL PLANTING AREAS. STRICT ATTENTION AND ADHERENCE TO THE PLANTING DETAIL ILLUSTRATED BELOW WILL BE REQUIRED FOR ACCEPTANCE BY THE OWNER.

5. CONTRACTOR SHALL NOT SUBSTITUTE PLANT SPECIES OR VARIETIES WITHOUT THE OWNER'S AND THE COUNTY URBAN FORESTER'S PRIOR KNOWLEDGE AND PERMISSION. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO PLANTING.

6. BACKFILL MIXTURE SHALL BE TWO PARTS TOPSOIL MIXED EVENLY WITH ONE PART SPHAGNUM PEAT MOSS OR PEAT HUMUS.

7. FERTILIZER SHALL BE COMMERCIAL FERTILIZER FOR BOTH TREES AND SHRUBS. FERTILIZER SHALL BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL TESTS. AS A BASIS FOR BIDDING, CONTRACTORS SHALL ASSUME A FERTILIZER WITH AN ANALYSIS OF 10% NITROGEN, [illegible] PHOSPHORUS AND 4% POTASSIUM. THIS FERTILIZER SHALL BE GRANULAR WITH A MINIMUM OF 50% OF THE TOTAL NITROGEN IN ORGANIC FORM.

8. IF TOPSOIL IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL PROVIDE TOPSOIL THAT IS A FERTILE, FRIABLE NATURAL LOAM UNIFORM IN COMPOSITION, FREE OF STONES, LUMPS, PLANTS, AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1" IN DIAMETER, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5.

9. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PLANTS SHALL EITHER BE OBTAINED FROM LOCAL NURSERIES AND/OR OTHERS, WHICH HAVE SOIL (HEAVY CLAY) AND CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. PLANT MATERIAL GROWN IN SANDY, WELL-DRAINED SOIL WILL NOT BE APPROVED FOR THIS PROJECT.

10. ALL GUY WIRES AND STAKES USED FOR TREE PLANTING SHALL BE REMOVED WITHIN 6 TO 12 MONTHS OF INSTALLATION.

SOIL PREPARATION FOR SEEDING OR SODDING

1. EXISTING SOIL OR TOP SOIL STORED ON SITE AND SPREAD AT A 3"-4" DEPTH OVER AREAS TO BE SEEDED SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS TO BE SEEDED, SHALL BE LOOSENED BY DISCING OR BY SCARIFYING TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED/EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SEEDED SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.

2. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.

A. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SEEDED.

B. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEEDED.

3. ALL LIME AND FERTILIZER SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISCING, HARROWING OR OTHER APPROVED METHODS. ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING.

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

[illegible]

NOTE: TABLE, INFORMATION, AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0[illegible] AND TABLE 12.[illegible] OF THE PFM

THIS TREE PRESERVATION PLAN WAS PREPARED BASED OFF OF INFORMATION PROVIDED BY EDWARD P. MILHOUS. MR. MILHOUS IS A REGISTERED CONSULTING ARBORIST THROUGH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (#350). MR. MILHOUS IS ALSO A CERTIFED ARBORIST REGISTERED WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (#MA-0004A)

10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	TOTALS	REFERENCE
A. TREE PRESERVATION TARGET AND STATEMENT		
A1 [illegible]	SEE THIS SHEET	SEE SEC. 12-0[illegible] FOR LIST OF REQUIRED ELEMENTS [illegible]
B. TREE CANOPY REQUIREMENT		
[illegible]	[illegible]	[illegible]
C. TREE PRESERVATION		
[illegible]	[illegible]	[illegible]
D. TREE PLANTING		
[illegible]	[illegible]	[illegible]
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
[illegible]	[illegible]	[illegible]

TREE COVER COMPUTATIONS

1) ZONING CATEGORY = PRC
2) SITE AREA = 14.43[illegible] ACRE = 6[illegible] SQ. FT.
3) BUILDING FOOTPRINT AREA = 104,82[illegible] SQ. FT.
4) AREA OF PLAYING FIELDS = [illegible] SQ. FT.
5) ADJUSTED SITE AREA = [illegible] SQ. FT.
- [illegible] SQ. FT.
- [illegible] SQ. FT.
[illegible] SQ. FT.
6) 10% TREE COVER REQUIRED [illegible]
7) TREE COVER REQUIRED = 4[illegible] SQ. FT.
x [illegible]
44,[illegible] SQ. FT.
7) TOTAL TREE COVER PROVIDED (BY PLANTING) = [illegible] SQ. FT.
8) TOTAL TREE COVER PROVIDED BY PRESERVATION = [illegible] SQ. FT.
9) TOTAL TREE COVER PROVIDED = [illegible] SQ. FT.
10) EXCESS TREE COVER = [illegible] SQ. FT.

COMMONWEALTH OF VIRGINIA [illegible] No. [illegible] 10/18/2012 PROFESSIONAL [illegible]

LANDSCAPING EXHIBIT

TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

FAIRFAX COUNTY, VIRGINIA
OCTOBER [illegible], 2012
SHEET [illegible] OF 16

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"Turning Challenges into Opportunities"

11-107-H

TREE PRESERVATION AREA

KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

AREA DE PRESERVACION DE ARBOLES

NO ENTRADA

NINGUN EQUIPO Y MATERIALES DEBEN SER ALMACENADOS Y DEPOSITADOS EN ESTA AREA

(COMPANY NAMES AND CONTACT NUMBERS)

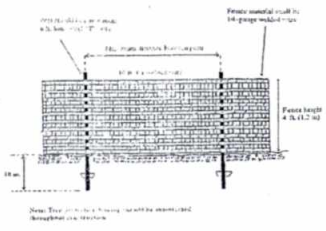
HAY UNA ESTRICTA PENA POR VIOLACION

SPECIFICATIONS:
DIMENSIONS: WIDTH: 11 INCHES (MINIMUM)
HEIGHT: 8 INCHES (MINIMUM)
BACKGROUND COLOR: YELLOW
LETTER SIZE: LARGE: 0.48 INCHES (MINIMUM)
SMALL: 0.26 INCHES (MINIMUM)

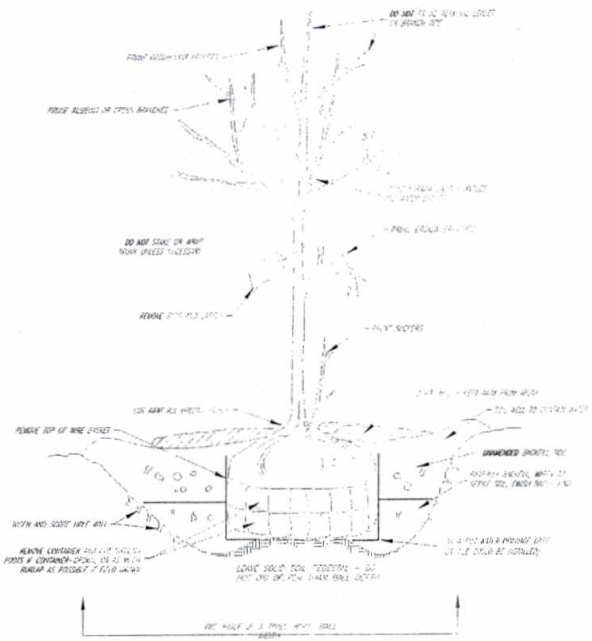
NOTE: SIGNS TO BE PLACED EVERY 30' ALONG LIMITS OF CLEARING AND GRADING AND ALTERNATE BETWEEN ENGLISH AND SPANISH.

NOTE: SPANISH TRANSLATION TO BE CONFIRMED PRIOR TO INSTALLATION.

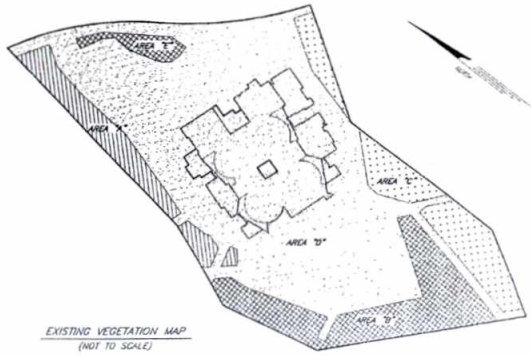
TREE PRESERVATION SIGN DETAIL
(NOT TO SCALE)



TREE PROTECTION FENCE
INSTALLATION DETAIL



TREE PLANTING DETAIL
(NOT TO SCALE)



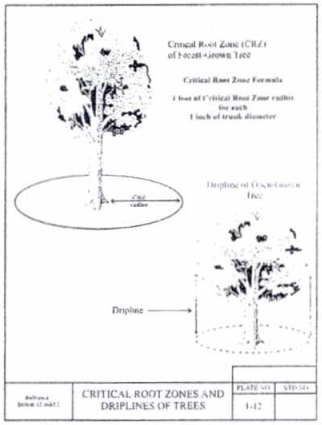
EXISTING VEGETATION MAP
(NOT TO SCALE)

EXISTING VEGETATION MAP – SUMMARY TABLE

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA	COMMENTS
A	CONSERVATION AREA	OAKS AND MAPLES	UPLAND FOREST	MODERATE	39,210 SQ. FT.	NATURAL FOREST & NOT MAINTAINED
B	CONSERVATION AREA	OAKS AND MAPLES	UPLAND FOREST	MODERATE	79,370 SQ. FT.	NATURAL FOREST & NOT MAINTAINED
C	CONSERVATION AREA	OAKS AND MAPLES	LANDSCAPED TREE CANOPY	MODERATE	53,695 SQ. FT.	SITE LANDSCAPING
D	DEVELOPED	N/A	N/A	MODERATE	445,065 SQ. FT. (12,000 SQ. FT. TREE COVER)	PARKING, EXISTING ELEMENTARY SCHOOL LANDSCAPING, DITCH, FOUNDATION PLANTINGS & TURF. EX. TREE COVER = 12,000 SQ. FT.
E	CONSERVATION AREA	OAKS AND MAPLES	UPLAND FOREST	MODERATE	11,435 SQ. FT.	NATURAL FOREST & NOT MAINTAINED

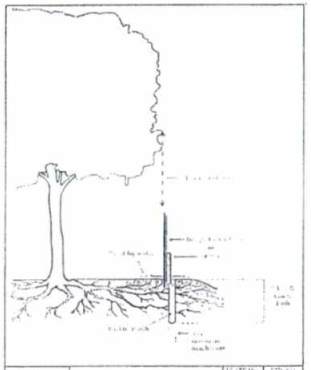
AREA TO REMAIN=230,334 SQ. FT. (5.29 AC.) TOTAL AREA=628,775 SQ. FT. (14.43 AC.) EX. TREE COVER=301,435 SF (6.92 AC.)

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



	CRITICAL ROOT ZONES AND DRIPLINES OF TREES	PLATE NO. 1-12	STD NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



	ROOT PRUNING	ST. ATT. NO. 3-13	STD. NO.

LANDSCAPING DETAILS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

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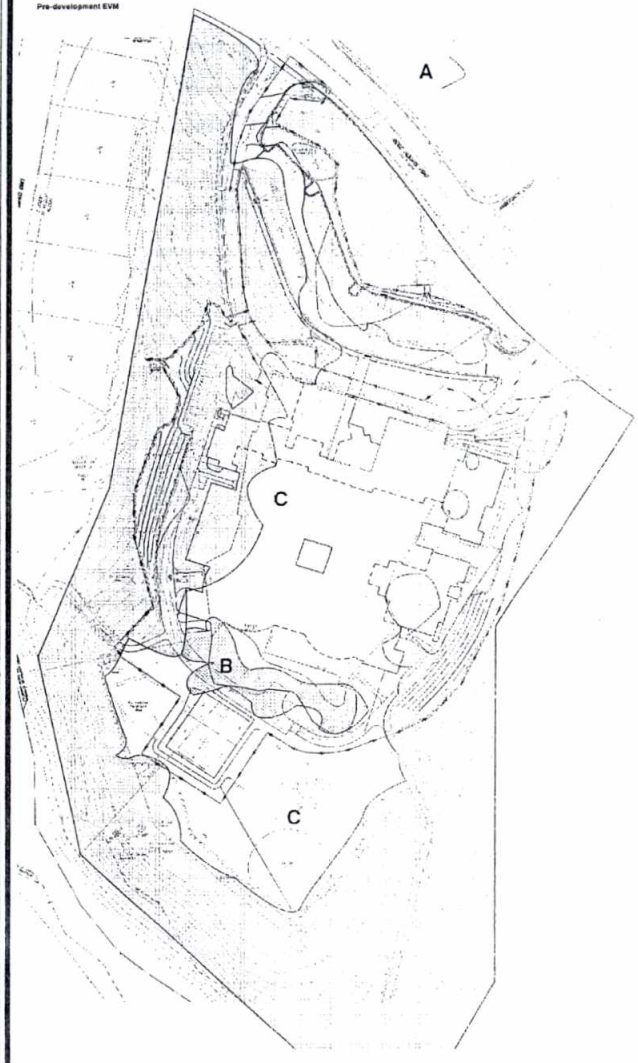
EXISTING VEGETATION MAP

TreesPlease

after RDA

Pre-development EVM

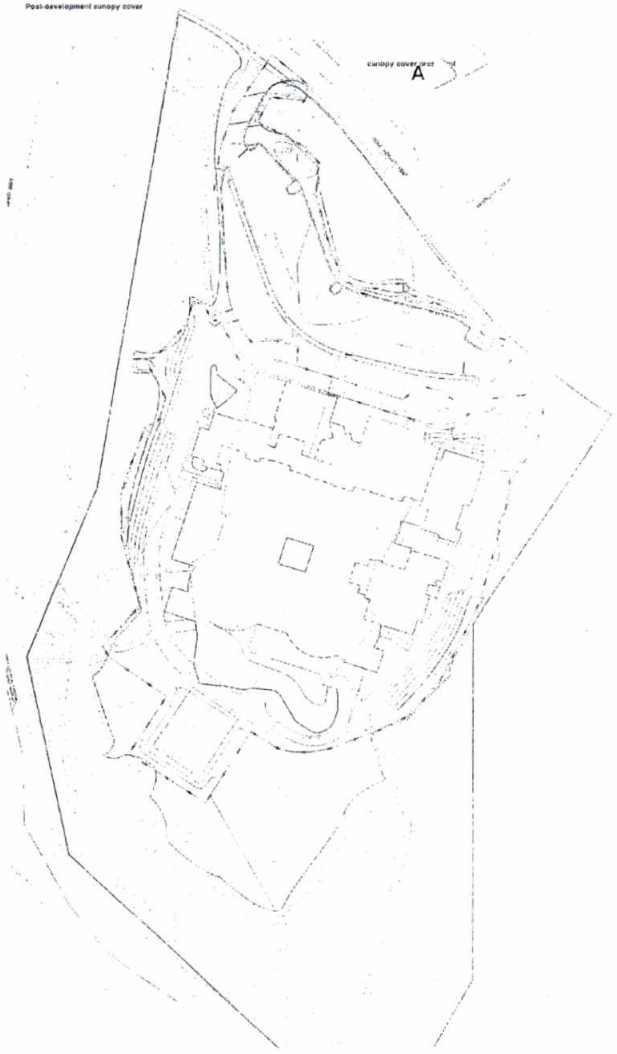


POST-DEVELOPMENT CANOPY COVER

TreesPlease

after RDA

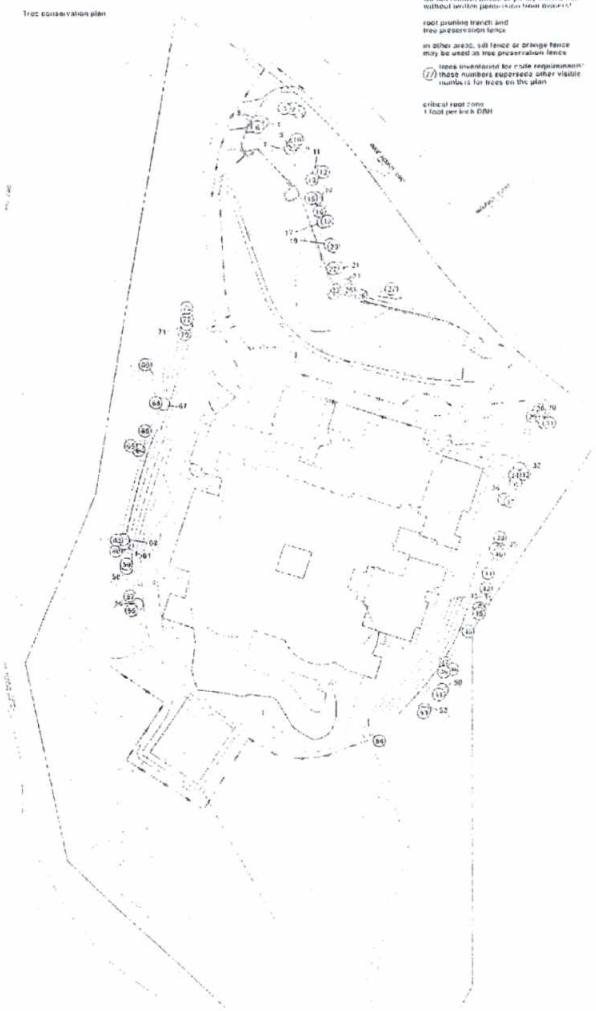
Post-development canopy cover



TREE CONSERVATION PLAN

after RDA

Tree conservation plan



Do not remove, damage or grade, mulch or fill without written permission from Arborist

root pruning trench and tree preservation fence

in other areas, silt fence or orange fence may be used as tree preservation fence

(22) trees inventoried for mitigation requirements; these numbers supersede other visible numbers for trees on this plan

critical root zone
1 foot per inch DBH

COMMONWEALTH OF VIRGINIA
10/18/2012

TREE CONSERVATION PLAN
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

rda Rinker Design Associates, P.C.
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DRAWING NAME: H:\WORK\08039\08039HC\Exhibits\Generalized Development Plan - Sheet1.dwg 10/20/2010 11:47:50 AM EDT

11-107-H

Appendix
Development Tree Inventory
Terraset
Fairfax County, Virginia
April 23, 2012

Prepared by
Edward P. Milhous
TreesPlease*

ASCA RCA® #350 ISA #MA-0004A MD TE #458

Tree #	Name	Size	Condition	Comment	Recommendation	
1	red oak	15/17	.60	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair. Danger! Large pieces of wood could fall at any time. "Elephant's-foot" base indicates old injuries, maybe decay. There is decay in the trunk and base of this tree.	This tree is to be saved. Hazard prune, prune out hazardous wood [illegible]	H
2	southern red oak	13	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
3	white oak	15/17	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
4	southern red oak	20	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
5	southern red oak	21/9	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
6	southern red oak	14	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is very poor.	Do not save this tree ... remove it when clearing	R
7	southern red oak	13	0	This tree would not be desirable in a new setting. This tree has no chance of surviving construction. This tree is dead.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut in the woods [illegible]	R
8	southern red oak	12	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
9	southern red oak	16	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
10	southern red oak	12	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	

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Appendix Development Tree Inventory Terraset, Fairfax County, Virginia April 23, 2012

Tree #	Name	Size	Condition	Comment	Recommendation	
11	white oak	14	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
12	southern red oak	21/14	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. Included bark is evident.	This tree is to be saved.	
13	southern red oak	16	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
14	southern red oak	19	.63	Marginal: This tree might be desirable in a new setting. Its chance of surviving planned construction is poor. There is decay in the trunk and base of this tree. Borer damage is evident.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut in the woods [illegible]	R
15	southern red oak	11/9	0	This tree would not be desirable in a new setting. This tree has no chance of surviving construction. This tree is dead.	Do not save this tree ... remove it when clearing	R
16	southern red oak	12/11	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. Included bark is evident.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut in the woods [illegible]	R
17	southern red oak	20	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. Danger! Large pieces of wood could fall at any time.	Do not save this tree ... remove it when clearing	R
18	southern red oak	17	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. Danger! Large pieces of wood could fall at any time.	This tree is to be saved. Hazard prune, prune out hazardous wood [illegible]	H
19	southern red oak	16	.68	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair. Danger! Large pieces of wood could fall at any time. "Elephant's-foot" base indicates old injuries, maybe decay.	This tree is to be saved. Hazard prune, prune out hazardous wood [illegible]	H
20	southern red oak	14	0	This tree would not be desirable in a new setting. This tree has no chance of surviving construction. This tree is dead.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut in the woods [illegible]	R
21	southern red oak	18	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor.	Do not save this tree ... remove it when clearing	R
22	southern red oak	16	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Danger! Large pieces of wood could fall at any time.	Do not save this tree ... remove it when clearing	R
23	southern red oak	15	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R

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Appendix Development Tree Inventory Terraset, Fairfax County, Virginia April 23, 2012

Tree #	Name	Size	Condition	Comment	Recommendation	
24	southern red oak	15	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. Dead branches in this tree's crown are a minor problem.	This tree is to be saved. Clean of wood 1.5" or larger.	
25	southern red oak	15	.69	Marginal: This tree might be desirable in a new setting. Its chance of surviving planned construction is very poor. This tree leans; its center of gravity is not over its base. This tree's growth is mostly on one side [illegible]	Do not save this tree ... remove it when clearing. Consider leaving the log uncut in the woods [illegible]	R
26	southern red oak	16	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is very poor. Dead branches are a significant problem for this tree.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut [illegible]	R
27	white oak	14	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is very poor. For this tree to survive, the LOD will have to be changed.	Do not save this tree ... remove it when clearing. Or... Consider moving the LOD [illegible]	R
28	cottonwood	14	.5	Marginal: This tree might be desirable in a new setting. Its chance of surviving planned construction is very poor. Cottonwoods have several undesirable characteristics. This tree seems to be declining.	Do not save this tree ... remove it when clearing. Consider leaving the log uncut [illegible]	R
29	cottonwood	12	.75	Marginal: This tree might be desirable in a new setting. This tree has no chance of surviving construction. Cottonwoods have several undesirable characteristics.	Do not save this tree ... remove it when clearing	R
30	white oak	15	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. For this tree to survive, the LOD will have to be changed.	Do not save this tree ... remove it when clearing. Or... Consider moving the LOD [illegible]	R
31	cottonwood	14/12	.72	Marginal: This tree might be desirable in a new setting. Its chance of surviving planned construction is fair. Cottonwoods have several undesirable characteristics.	This tree is to be saved.	
32	tulip tree	13	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor.	Do not save this tree ... remove it when clearing	R
33	chestnut oak	30	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair. Dead branches are a significant problem for this tree.	This tree is to be saved. Clean of wood 1.5" or larger.	
34	tulip tree	17	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
35	chestnut oak	18	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Dead branches are a significant problem for this tree.	This tree is to be saved. Clean of wood 1.5" or larger.	

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Appendix Development Tree Inventory Terraset, Fairfax County, Virginia April 23, 2012

Tree #	Name	Size	Condition	Comment	Recommendation	
36	tulip tree	12	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. This tree has a poor form.	Do not save this tree ... remove it when clearing	R
37	southern red oak	15/12	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. Dead branches are a significant problem for this tree. Included bark is evident.	Do not save this tree ... remove it when clearing	R
38	tulip tree	21	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor.	Do not save this tree ... remove it when clearing	R
39	tulip tree	[illegible]	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. [illegible]	Do not save this tree ... remove it when clearing	R
40	tulip tree	22	.74	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. [illegible]	Do not save this tree ... remove it when clearing	R
41	cottonwood	14	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. Cottonwoods have several undesirable characteristics.	Do not save this tree ... remove it when clearing	R
42	tulip tree	[illegible]	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
43	cottonwood	[illegible]	.74	[illegible]	Do not save this tree ... remove it when clearing	R
44	tulip tree	32	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
45	tulip tree	22	[illegible]	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
46	tulip tree	[illegible]	.74	This tree would be desirable in a new setting. [illegible]	This tree is to be saved.	
47	chestnut oak	[illegible]	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Included bark is evident.	Do not save this tree ... remove it when clearing	R
48	tulip tree	23	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is very poor.	Do not save this tree ... remove it when clearing	R

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Appendix Development Tree Inventory Terraset, Fairfax County, Virginia April 23, 2012

Tree #	Name	Size	Condition	Comment	Recommendation	
49	red maple	[illegible]	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Included bark is evident.	Do not save this tree ... remove it when clearing	R
50	tulip tree	17	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
51	tulip tree	20	[illegible]	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor.	Do not save this tree ... remove it when clearing	R
52	tulip tree	21	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
53	tulip tree	[illegible]	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
54	southern red oak	27	[illegible]	This tree would be desirable in a new setting. [illegible] Danger! Large pieces of wood could fall at any time. [illegible]	Do not save this tree ... remove it when clearing	R
55	black gum	15	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
56	southern red oak	[illegible]	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
57	southern red oak	24	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is very poor.	Do not save this tree ... remove it when clearing	R
58	southern red oak	15	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
59	southern red oak	[illegible]	.75	This tree would be desirable in a new setting. [illegible]	Do not save this tree ... remove it when clearing	R
60	southern red oak	[illegible]	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair.	This tree is to be saved.	
61	tulip tree	[illegible]	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
62	southern red oak	[illegible]	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree ... remove it when clearing	R
63	white oak	21	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is poor. Danger! Large pieces of wood could fall at any time.	Do not save this tree ... remove it when clearing	R

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Appendix Development Tree Inventory Terraset, Fairfax County, Virginia April 23, 2012

Tree #	Name	Size	Condition	Comment	Recommendation	
64	southern red oak	[illegible]	.75	[illegible]	[illegible]	R
65	white oak	[illegible]	[illegible]	[illegible]	[illegible]	R
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

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THE URBAN FOREST MANAGEMENT DIVISION
POLICY ON LANDSCAPE IMPLEMENTATION
March 3, 2007

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Sizes

1. The caliper and height of trees and shrubs planted shall be as specified on the approved landscape plan, [illegible] There shall be no deviation from the approved sizes specified except as approved by the Urban Forest Management Division. [illegible] (PFM 12-0905.1A)

2. All trees and shrubs shown on the landscape plan shall meet the standards for sizes and quality specified in the American Nursery and Landscape Association's American Standard for Nursery Stock (ANSI Z60.1-2004). See attachment [illegible] (PFM 12-0905.1B)

3. If any tree species is not available in the size specified, contact the Urban Forest Management Division about species substitutions in order to install trees in the specified size. (PFM 12-0905.1C)

Tree Species

4. The species of trees planted should be as specified on the approved landscape plan. Species substitutions within the tree categories [illegible] are generally accepted unless [illegible] conditions, development conditions, special exceptions, special permits, or [illegible]. Any tree substitutions shall also be in conformance with the following: (PFM 12-0905.1C)
   a. *Species Diversity* – [illegible]
   b. *Authorization* – [illegible] Urban Forest Management Division [illegible]
   c. *Substitutions Outside of Tree Category* – [illegible]
   d. *Species Suitability* – [illegible]

5. [illegible] Urban Forest Management Division [illegible]

Planting Locations

6. Planting locations of all trees and shrubs shall be as indicated on the approved plan. Any deviations [illegible] approved plans shall be in conformance with the following:
   a. *Environmental Conditions* – [illegible]
   b. *Planting Area* – [illegible]
   c. *Restrictive Barriers* – [illegible]
   d. *Spacing* – [illegible]
   e. *Easements* – [illegible] (PFM 12-0904.1(H))

Staking and Guying

7. [illegible]

8. All stakes and guying [illegible]

Seasonal Landscape Deferrals

9. A Seasonal Landscape Deferral [illegible]

10. [illegible]

11. [illegible]

Transitional Screening

12. [illegible]

Terraset
Tree Preservation Activities

1. Prior to any clearing being done, all individual trees and groups of trees shown to be preserved on the Tree Preservation Plan shall be protected by fencing, a minimum of four feet in height, placed at the limits of clearing and grading, or as determined by Fairfax County Urban Forestry Division representatives during the pre-construction meeting. Tree protection fencing shall be one of the following:
   a. 14 gauge welded wire [illegible] fence [illegible] 6 foot steel posts driven into the ground [illegible] and placed no more than 10 feet apart
   b. super silt fence
   c. [illegible] steel posts driven into the ground 18 inches and placed no more than 6 feet apart.

2. Silt fencing [illegible] may be installed in the [illegible]. If super silt fence is used, it may serve as tree preservation fencing. [illegible] preservation fencing shall be placed between the area to be cleared and [illegible].

3. The tree protection fencing shall be made clearly visible to all construction personnel with signs posted every 25 feet on the fence, stating in English and Spanish that [illegible] tree preservation area and no entry is permitted. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences.

4. All construction mobilization activity, materials storage, and [illegible] shall be prohibited beyond the limits of clearing and grading shown on the site plan and the Tree Preservation Plan unless previously approved by Fairfax County Urban Forestry Division.

5. Root Pruning – root pruning shall be performed along the limits of clearing and grading as shown on the tree conservation plan prior to any other site disturbance. [illegible] shall be used to a depth of 18 inches, cutting all roots [illegible]. Root pruning trenches [illegible] deep. Root pruning shall be done [illegible] County Urban Forestry Division.

6. Clearing Operations: Trees to be removed shall be felled [illegible]. Trees directly adjacent [illegible] shall be done in a manner that does not [illegible] trees to be preserved.

[illegible]

NOTE: TREES NOT NOTED ARE TO REMAIN UNLESS NOTED TO FOLLOW [illegible] DEVELOPMENT TREE INVENTORY

"R" – TREES TO BE REMOVED

"H" – TREES TO BE HAZARD PRUNED

NOTE: NO TREES SHALL BE REMOVED FROM THE GREEN ROOF UNLESS AUTHORIZED BY FAIRFAX COUNTY PUBLIC SCHOOLS.

NOTE: THIS TREE PRESERVATION PLAN WAS PREPARED BASED OFF OF INFORMATION PROVIDED BY EDWARD P. MILHOUS. MR. MILHOUS IS A REGISTERED CONSULTING ARBORIST THROUGH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (#350). MR. MILHOUS IS ALSO A CERTIFIED ARBORIST REGISTERED WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (#MA-0004A).

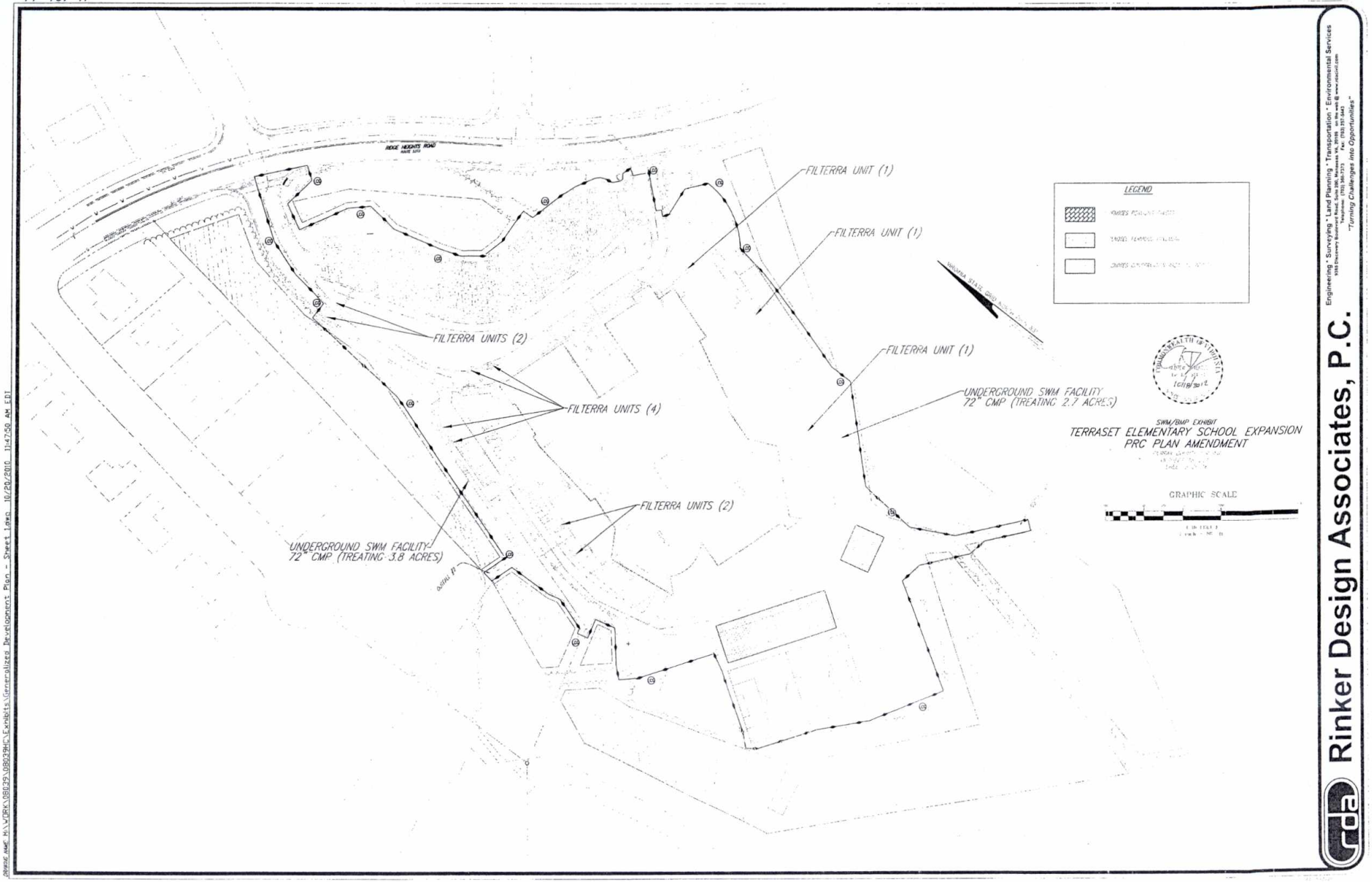
COMMONWEALTH OF VIRGINIA
10/18/2012

TREE CONSERVATION NOTES
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT
[illegible]

Rinker Design Associates, P.C.
Engineering * Surveying * Land Planning * Transportation * Environmental Services
"Turning Challenges into Opportunities"

DRAWING NAME: M:\WORK\0BC35\0BC35HC\Exhibits\Generalized Development Plan - Sheet 1.dwg 10/20/2010 11:47:50 AM EDT

11-107-H



SWM/BMP EXHIBIT

TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

Rinker Design Associates, P.C.

Engineering • Surveying • Land Planning • Transportation • Environmental Services

"Turning Challenges Into Opportunities"

DRAWING NAME: M:\WORK\08029\08029HC\Exhibits\Generalized Development Plan - Sheet 1.dwg 10/28/2010 11:47:50 AM EDT

11-107-H

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

The following information is required to be shown or provided in all zoning applications, or a waiver requested in the application, in accordance with this checklist, shall be attached. Note: If details will be added later, specify. Failure to adequately address the required information or insufficient information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

Special Exception (9-011 & 21)	Special Exception (9-011 & 21)
Check Sub-mission (9-011 & 19)	Commercial Revitalization Distrct (9-017 & 12) (12-101(D))
Development Plan PRC Plan (16-303 & 22.2 & 4)	PRC Plan (16-303 II, & 19)
FDP - Development Plan (PRD) (9-918-942 II & IQ)	Amendment (11-102 IoI & 100)

1. Plan must be minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
2. Graphic depiction of stormwater management facility (pond and forms of cleaning and grading to accommodate the stormwater management facility, including storm sewer, pipe inlet and outlet protection, pond outlines, [illegible] and other details, energy dissipation devices, and access stabilization measures as shown on Sheet ____.
3. Provide:

Facility Name	On-Site acre-feet	Off-Site acre-feet	Drainage area (ac)	Impervious area (ac)	Storage Volume (cf)	If pond, dam height (ft)
[illegible]	[illegible]	[illegible]	6.34 ACRES	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible] ACRES	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible] ACRES	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible] ACRES	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible] ACRES	[illegible]	[illegible]	[illegible]

4. Location of water quality and water quantity facilities are depicted on Sheet 1
5. Water quality and water quantity calculations are shown on Sheet N/A
6. Location of dam structure, emergency spillway, and top of dam are shown on Sheet N/A
7. A narrative of the water quality and water quantity calculations are provided on Sheet See BMP
8. Adequate access for maintenance of each numbered item, outlet, extended detention, and from the public right-of-way is provided on Sheet See BMP
9. Adequate easements for each of the facilities, including drainage easements to convey drainage from the facilities to a Public Facilities Manual will be established, provided on Sheet See BMP
10. Existing topography, with minimum contour interval of two (2) feet, and a note as to whether it is an actual survey or field run is provided on Sheets 2
11. A submission waiver is requested for _____
12. Submission of this information has been approved by/on: _____

TERRASET ELEMENTARY SCHOOL EXPANSION
BMP FACILITY DESIGN CALCULATIONS

Part 1A WATER QUALITY NARRATIVE

THE SITE IS [illegible] THE BMP REQUIREMENT FOR THE SITE IS NOT PHOSPHOROUS [illegible]

Part 1B WATERSHED IMPLICATION

LIST OF SUBAREA AND TO [illegible]

SUBAREA DESIGNATION	AREA DESCRIPTION	[illegible]	[illegible]
(1)	UNCONTROLLED AREA	[illegible]	[illegible]
(2)	CONTROLLED AREA	[illegible]	[illegible]
(3)	PERVIOUS PAVEMENT	[illegible]	[illegible]
(4)	POND(S) PAVEMENT	[illegible]	[illegible]
(5)	FUTURE AREA (ROAD)	[illegible]	[illegible]

Part 2 COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) TOTAL AREA OF THE SITE [illegible]

(B) SUBAREA DESIGNATION

(1)	UNCONTROLLED AREA	[illegible]	[illegible]	[illegible]
(2)	CONTROLLED AREA	[illegible]	[illegible]	[illegible]
(3)	PERVIOUS PAVEMENT	[illegible]	[illegible]	[illegible]
(4)	POND(S) PAVEMENT	[illegible]	[illegible]	[illegible]
(5)	FUTURE AREA (ROAD)	[illegible]	[illegible]	[illegible]
			[illegible]	[illegible]

(C) WEIGHTED RUNOFF "C" FACTOR FOR THE SITE [illegible]

Part 3 COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	[illegible]	[illegible]	[illegible]
(1)	[illegible]	[illegible]	[illegible]	[illegible]
(2)	CONSERVATION AREA	[illegible]	[illegible]	[illegible]
(3)	PERVIOUS PAVEMENT	[illegible]	[illegible]	[illegible]
(4)	PERVIOUS PAVEMENT	[illegible]	[illegible]	[illegible]
(5)	FUTURE AREA (ROAD)	[illegible]	[illegible]	[illegible]
			(a) TOTAL SITE PHOSPHOROUS REMOVAL =	[illegible]

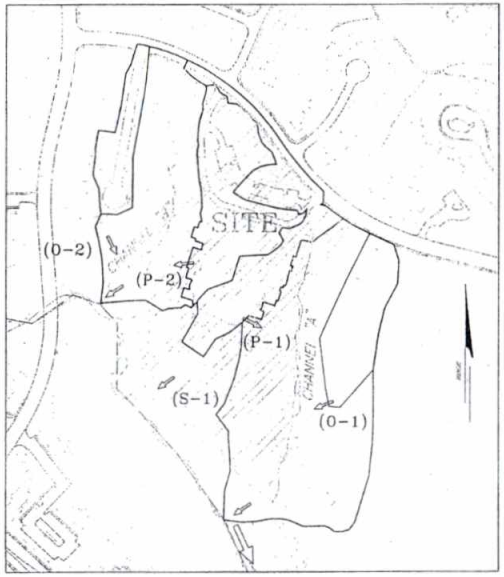
Part 4 DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT

(A) SELECT REQUIRED % FOR THE ENTIRE SITE [illegible]

(B) IF LINE 3(A) 49.86 > Line 4(a) [illegible]

OUTFALL DRAINAGE MAP

SCALE: 1"=200'



WATER QUALITY/BMP NARRATIVE

THE SITE IS [illegible] THE BMP REQUIREMENT FOR THE SITE IS NOT PHOSPHOROUS [illegible]

BMP REQUIREMENTS [illegible] AND THE USE OF FLOODED STRUCTURE [illegible] MET PRIOR TO FINAL SITE PLAN APPROVAL [illegible] COMPUTED PRELIMINARY EXCEEDANCE CALCULATION [illegible] PHOSPHOROUS REMOVAL RATE IS POTENTIALLY [illegible] MEET THE BMP REQUIREMENTS FOR THE [illegible] ANALYSIS WAS PERFORMED. THE PLAN [illegible] OF THESE ESTATES WAS INCLUDE THE USE OF PERVIOUS PAVEMENT DEDICATED CONSERVATION AREA, OR A COMBINATION OF [illegible] UPON FINAL GRADING, SUITABILITY OF [illegible] HOWEVER, THE APPLICANT IS AWARE OF THE BMP REQUIREMENT [illegible] ENGINEERS WITH PRESERVATION [illegible] ENGINEERING REPORT. ALL EFFORT A MINIMUM [illegible] ACHIEVED AT THE TIME OF SITE PLAN SUBMITTAL

IN ADDITION, THE PENTAL ASSOCIATION [illegible] CREATED WITH THE EXPANSION OF THE [illegible] STRUCTURES SHALL ACTUALLY REMOVE [illegible] SHADOW BRANCH. THE USE OF CONSTRUCTED [illegible] PHOSPHOROUS LOADING CALCULATION [illegible] SUBMISSION, BUT SHALL BE PROVIDED TO [illegible] MEASURES BEYOND THOSE [illegible] LONGING REDUCTION THAN THEY [illegible]

SWM NARRATIVE

THIS SITE IS NOT CURRENTLY SERVED BY A [illegible] THE OVERALL NARRATIVE ON THE [illegible] THE SHADOW BRANCH FLOOD PLAIN [illegible] THE FLOODPLAIN VIA EXISTING SLAM DEADS [illegible] CAPACITY TO CONVEY THIS RUNOFF

THERE WILL BE A 12% INCREASE IN RUNOFF FROM THE [illegible] WILL BE MITIGATED FROM PLAT TO PLAT AS REQUESTED BY REGION ADJUSTMENT. [illegible] DETENTION METHOD [illegible] FUTURE SWM REGULATIONS CURRENTLY [illegible] BY FAIRFAX COUNTY

IT IS THE [illegible] DETENTION METHOD. [illegible] GOAL REMAINS THE SAME IN THE [illegible] PROPOSED EXCLUSION PLAN AREA. [illegible] DETENTION FACILITIES ONLY ON THE EAST OF THE [illegible]

IT SHOULD BE NOTED THAT FOR [illegible] PLANNING DIVISION AND SWM [illegible] MEET THE DETENTION METHOD.

OUTFALL NARRATIVE

FOLLOWING [illegible] PRIMARY DOWNSTREAM [illegible] SHOWN ON [illegible] OUTFALL

THE SURVEY [illegible] DESIGNATION [illegible] SITE. THE [illegible] IMPROVEMENTS

THE SITE [illegible] SHADOW BRANCH [illegible] FLOOD TO INTERCEPT [illegible] BASIN

A SMALL AMOUNT [illegible] SOCIETY [illegible] PROPERTY [illegible]

RUNOFF FROM THE [illegible] IMPROVEMENTS [illegible] CONTAINED [illegible]

THE [illegible] THIS DEVELOPMENT [illegible]

OVERALL DRAINAGE PATTERN

THE HISTORIC DRAINAGE [illegible] OF STATION [illegible] TO A POND LOCATED [illegible]

DRAINAGE [illegible] SHEET FLOW [illegible] BRANCH. THE COMPUTER [illegible] "A". SMALLER DRAINAGE [illegible] HIGH AND POTENTIAL [illegible]

OUTFALL CHANNEL "A" [illegible] PRIMARY OUTFALL. [illegible] EXISTING. THE EXISTING [illegible]

THE REMAINING [illegible] SITE IS REDIRECTED [illegible] DRAINAGE [illegible] EASEMENTS [illegible] WITH SECTION 6-0700 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL [illegible]

PRIMARY OUTFALL – EAST

P-1 (EAST) THIS OUTFALL [illegible] THE EASTERN UNDERGROUND STORM FACILITY AND THE OUTFALL FROM THE [illegible] THE EASTERN HALF OF THE UPPER PARKING WEST [illegible] TOTAL DRAINAGE AREA [illegible] THE LANDING [illegible] TO THE EAST [illegible]

DRAINAGE CHANNEL "A" [illegible] SITE. DRAINAGE [illegible] ADJACENT [illegible] THE TOTAL [illegible] ONSITE) [illegible] OUTFALL AND CHANNEL [illegible]

PRIMARY OUTFALLS – WEST

P-2 (WEST) THIS [illegible] OUTFALL CONSISTS OF [illegible] ACCESS [illegible] AND CONTINUE [illegible] AREA TO THE WEST [illegible]

DRAINAGE CHANNEL "B" [illegible] SITE. [illegible] (PROPERTIES) [illegible] 5.75 ACRE [illegible] DETENTION [illegible] OUTFALL [illegible]

SECONDARY OUTFALLS

THE SOUTHERN EXTENT OF THE SITE [illegible] MUCH OF THIS AREA [illegible] CONSERVATION EASEMENT [illegible] (SOUTH) SHEET FLOW [illegible]

S-1 (SOUTH) THIS [illegible] FLOW [illegible] AREA. THE [illegible] TRIBUTARY AREA [illegible]

10/18/2010

STORM WATER MANAGEMENT NOTES AND INFORMATION
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

Rinker Design Associates, P.C.
Engineering • Surveying • Land Planning • Transportation • Environmental Services
8308 Greensboro Drive, Suite 300 McLean, VA 22102 Tel: (703) 356-7300
Telephone: (703) 356-7300 Fax: (703) 357-5443
"Turning Challenges into Opportunities"

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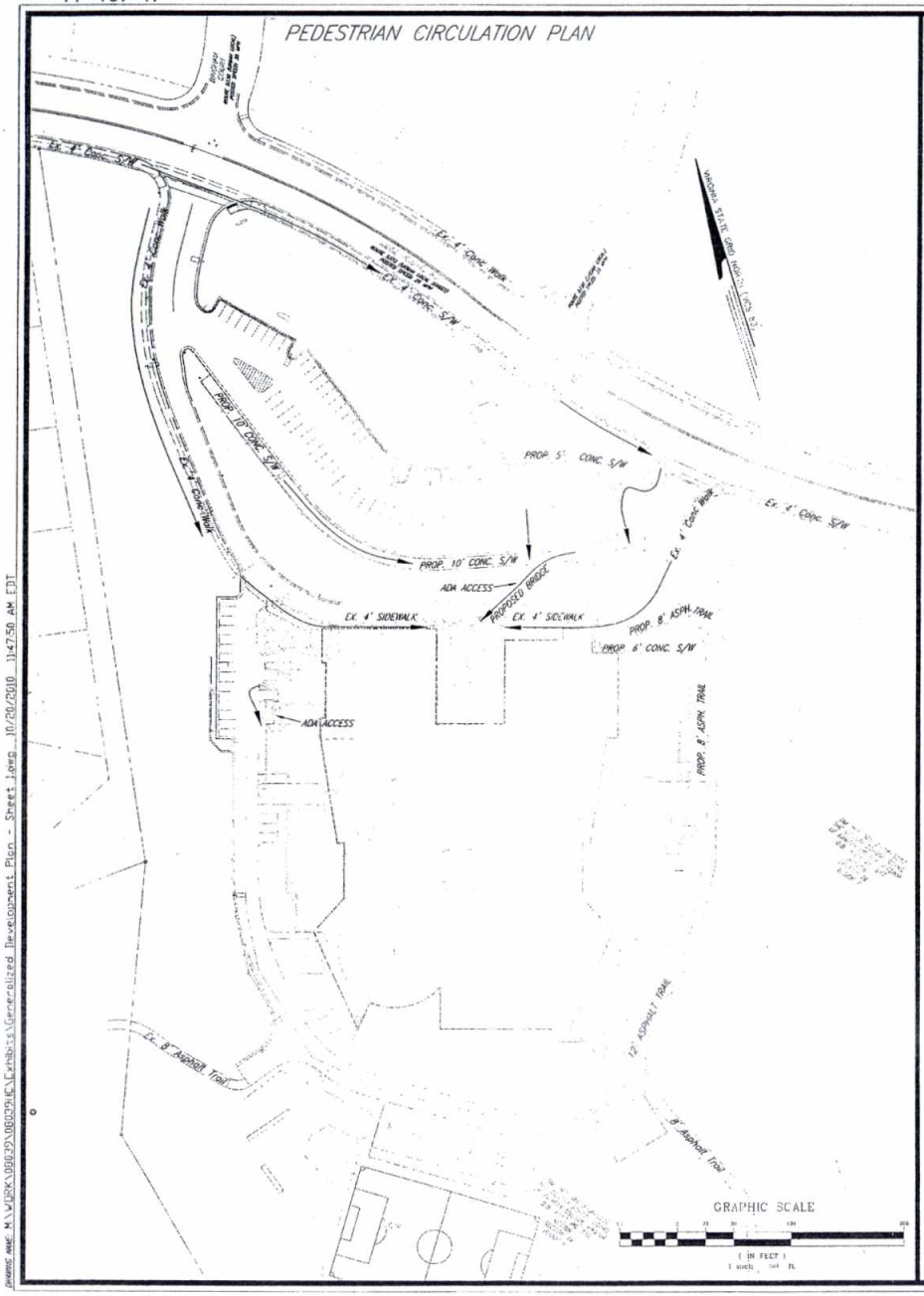
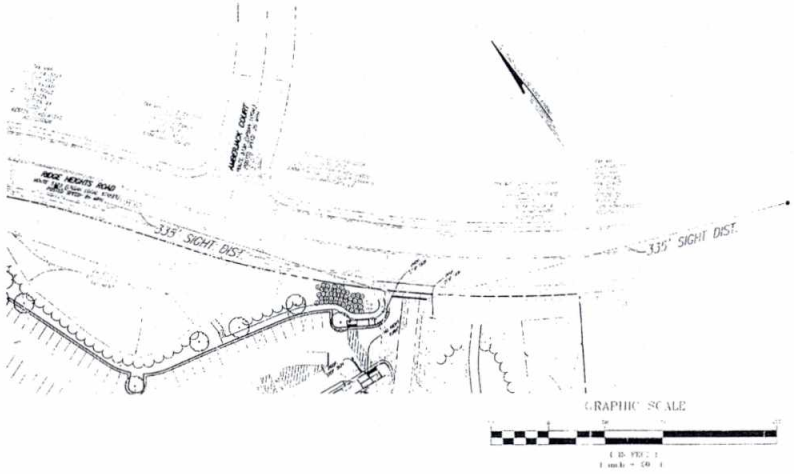
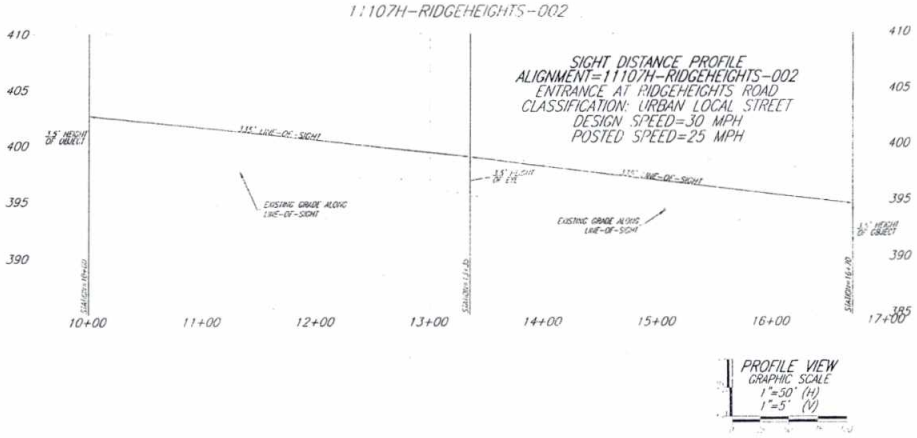
11-107-H

PEDESTRIAN CIRCULATION PLAN



SIGHT DISTANCE PROFILE





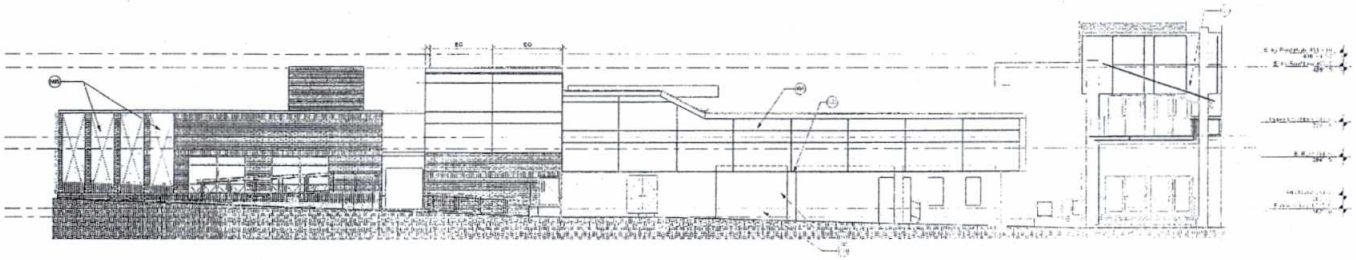
PROFILE VIEW
GRAPHIC SCALE
1"=50' (H)
1"=5' (V)

SIGHT DISTANCE PROFILE AND PEDESTRIAN CIRCULATION PLAN
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

Rinker Design Associates, P.C.
Engineering • Surveying • Land Planning • Transportation • Environmental Services
"Turning Challenges into Opportunities"

DRAWING NAME: M:\WORK\0903\0903091C\Exhibits\Generalized Development Plan - Street Layout 10/20/2010 11:47:50 AM EDT

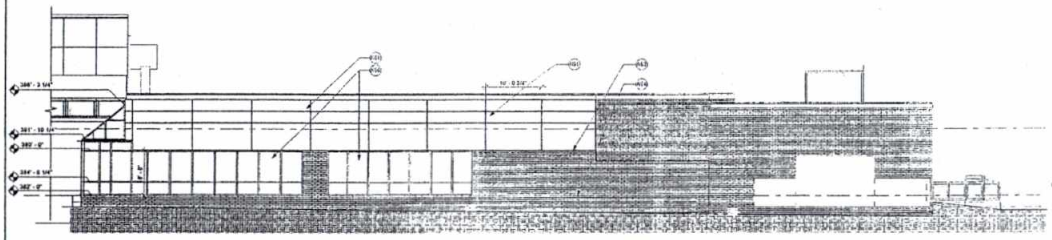
11-107-H



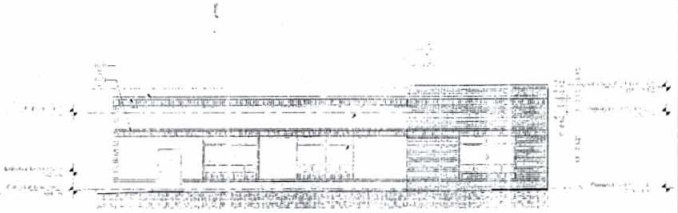
NEW WORK KEYED NOTES

N01	1" NOM. INSULATED MTL. PANELS, TYP.
N02	1 CHS SOLDER COURSE
N03	OVERSIZE BRICK - DARKER, TYP.
N04	2 CHS ACCENT COLOR BRICK
N05	WALL MTD "GREENSCREEN" GROWING TRELLIS SYSTEM
N06	2 1/2" x 6" ALUM CURTAIN WALL, TYP.
N08	PREFIN. ALUM. COPING
N10	ALUMINUM WINDOWS
N100	4" OVERSIZE FACE BRICK, RUNNING BOND
N101	5 1/2" x 5" ALUM. FLASH - FOREFRONT, TYP.
N102	COLOR ACCENT STUCCO - "SHEER"
N105	PREFINISHED PORTE HVETAL PANEL
N106	XXX

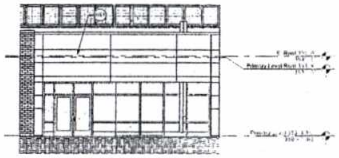
1 NORTH ELEVATION (EAST WING)
1/8" = 1'-0"



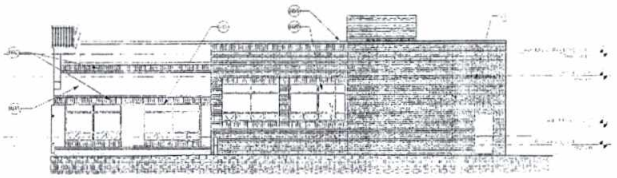
2 NORTH ELEVATION (WEST WING)
1/8" = 1'-0"



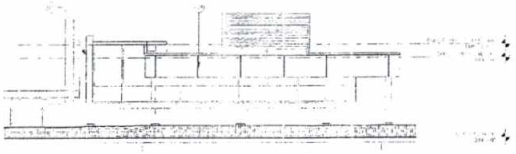
3 NORTH WALL AT EAST COURTSIDE (AREA A)
1/8" = 1'-0"



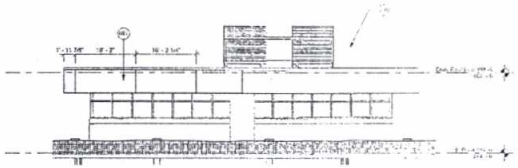
4 EAST WALL AT EAST COURTSIDE (AREA A)
1/8" = 1'-0"



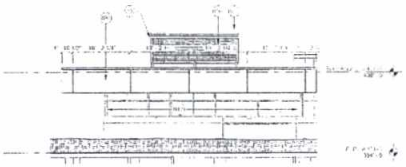
5 SOUTH WALL AT EAST COURTSIDE (AREA A)
1/8" = 1'-0"



6 UPPER ENTRANCE - WEST
1/8" = 1'-0"



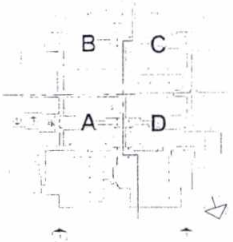
7 UPPER ENTRANCE - SOUTH
1/8" = 1'-0"



8 UPPER ENTRANCE - EAST
1/8" = 1'-0"

10/18/2010

ARCHITECTURAL ELEVATIONS / DETAILS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT



architecture incorporated

Design Development for
TERRASET E.S.
FAIRFAX COUNTY PUBLIC SCHOOLS
STATE PROJECT # 029-25-00-101
RESTON, VIRGINIA

Issued

EXTERIOR ELEVATIONS

Scale: As indicated

A 3.1

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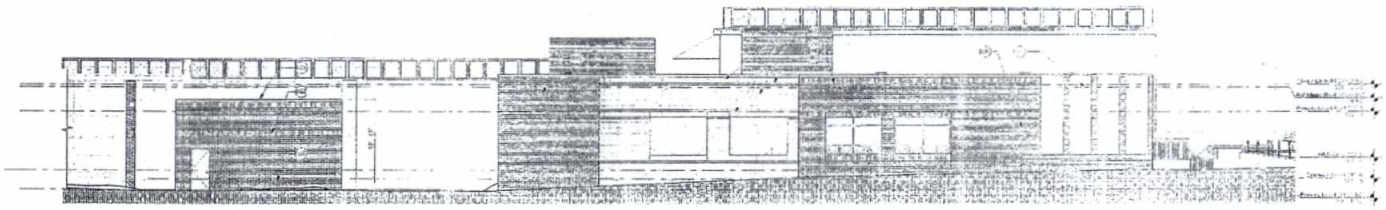
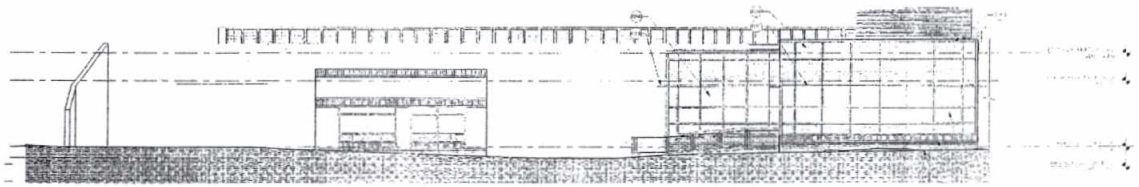
11-107-H



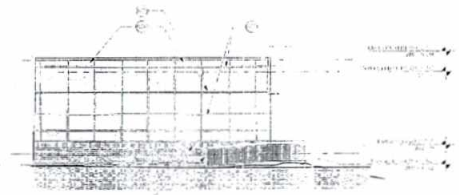
1 EAST ELEVATION (NORTH WING)
1/8" = 1'-0"

NEW WORK KEYED NOTES

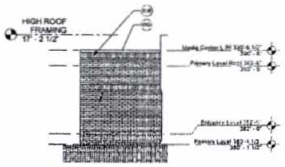
N84	SPANDREL GLASS, TYPICAL, SHOWN SHADED
N85	ALUMINUM SUNSHADE 18"-0" PER MFR. CONTROWALL MANUFACTURER
N91	1" NON-INSULATED VITL PANELS, TYP
N92	1 CRS GOLDEN C COURSE
N93	OVERSIZE BRICK VENEER, TYP
N94	WALL MTD "OPEN SCREEN" SHEDWING FRELLIS SYSTEM
N96	2 NO. 8" ALUMINUM STOREFRONT, TYP
N97	4 CRS ACCENT BRICK
N98	PREFINALIZED CC PANO
N99	2 NO. 8" ALUMINUM STOREFRONT, TYP
N102	COLOR ACCENT BRICK VENEER
N103	1 CRS REDEZ DRY BAND
N104	BRICK VENEER
N106	PREFINISHED TORQUED METAL PANEL
N109	XXX



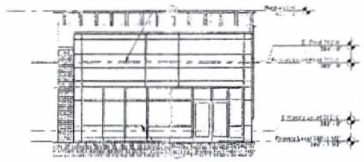
2 EAST ELEVATION (SOUTH WING)
1/8" = 1'-0"



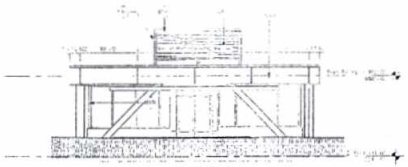
3 SOUTH WALL AT EAST COURTYARD (AREA B)
1/8" = 1'-0"



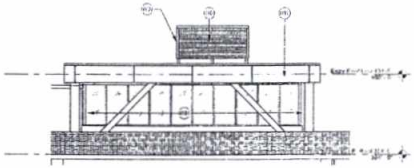
4 NORTH WALL AT EAST COURTYARD (AREA B)
1/8" = 1'-0"



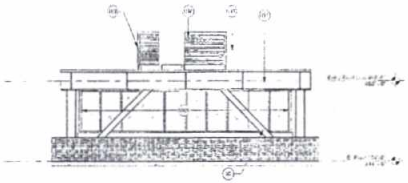
5 EAST WALL AT EAST COURTYARD (AREA B)
1/8" = 1'-0"



6 UPPER MONITOR - NORTH
1/8" = 1'-0"



7 UPPER MONITOR - WEST
1/8" = 1'-0"

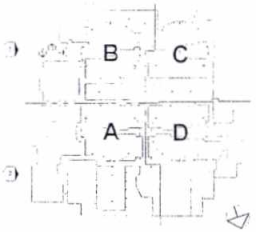


8 UPPER MONITOR - SOUTH
1/8" = 1'-0"

10/10/2012

ARCHITECTURAL ELEVATIONS / DETAILS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT
FAIRFAX COUNTY, VIRGINIA
JANUARY 26, 2012
LAST REVISED

NOT TO SCALE



architecture incorporated

Design Development for
TERRASET E.S.
FAIRFAX COUNTY PUBLIC SCHOOLS
STATE PROJECT # 029-25-00-101
RESTON, VIRGINIA

Project 10-107-H

Issued

EXTERIOR ELEVATIONS

Scale As indicated
Drawn AJ/DS
Checked Cr/Ds
Date 10/10/12

A 3.2

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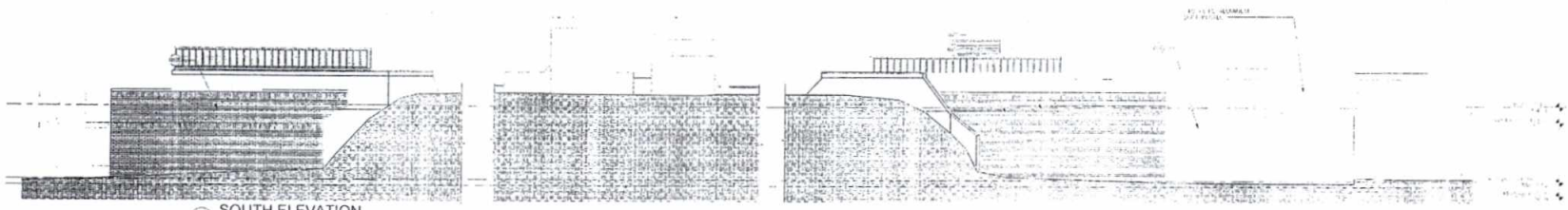
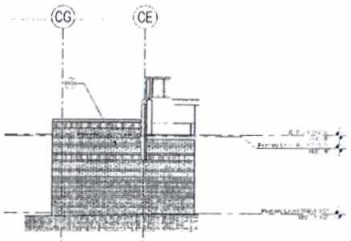
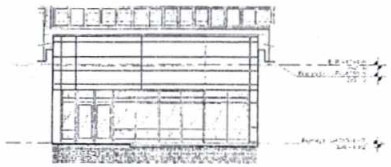


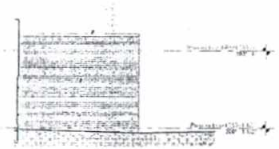
1 SOUTH ELEVATION
1/8" = 1'-0"



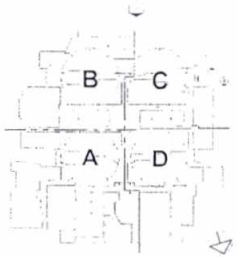
2 NORTH WALL AT WEST COURTYARD (AREA C)
1/8" = 1'-0"



3 WEST WALL AT WEST COURTYARD (AREA C)
1/8" = 1'-0"



4 WEST CRTYD - SOUTH WALL AREA C
1/8" = 1'-0"



ARCHITECTURAL ELEVATIONS / DETAILS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

NOT TO SCALE

architecture incorporated

Design Development for
TERRASET E.S.
FAIRFAX COUNTY PUBLIC SCHOOLS
STATE PROJECT # 029-25-00-101
RESTON, VIRGINIA

Issued
Interim Submission
05.14.12

EXTERIOR ELEVATIONS

As indicated

A 3.3

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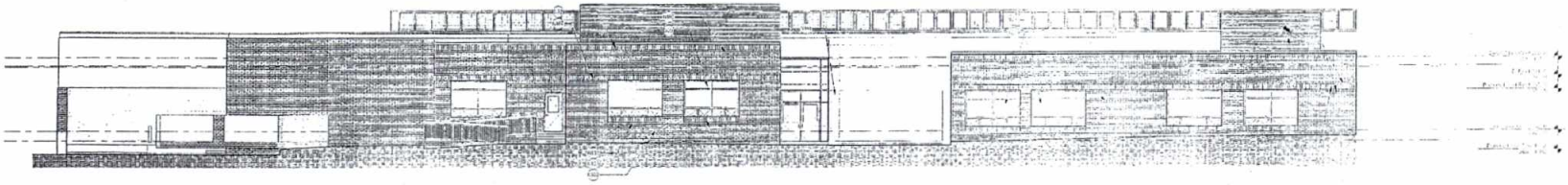
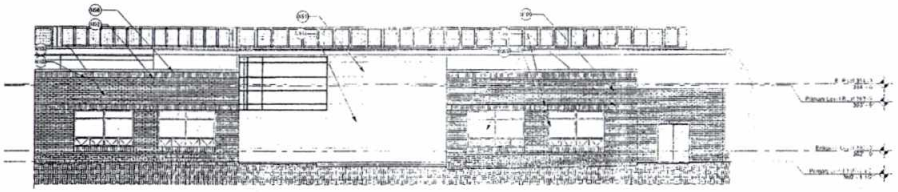
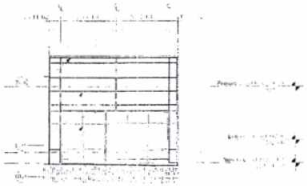


1 WEST ELEVATION (NORTH WING)
1/8" = 1'-0"

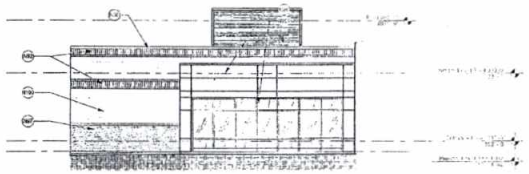


2 WEST ELEVATION (SOUTH WING)
1/8" = 1'-0"

3 NORTH WALL AT WEST COURTYARD (AREA D)
1/8" = 1'-0"



4 WEST WALL AT WEST COURTYARD (AREA D)
1/8" = 1'-0"



5 SOUTH WALL AT WEST COURTYARD (AREA D)
1/8" = 1'-0"

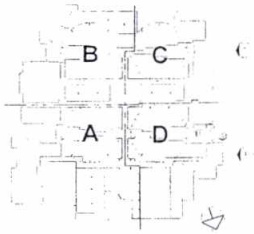
COMMONWEALTH OF VIRGINIA
10/18/2012

ARCHITECTURAL ELEVATIONS / DETAILS
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT
FAIRFAX COUNTY, VIRGINIA
OCTOBER 15, 2012
SHEET 15 OF 16

NOT TO SCALE

NEW WORK KEYED NOTES

#101	1" NON-INSULATED WALL PANELS TYP
#103	1 CORS SOLDIER COURSE
#104	4 CORS ACCENT COLOR BRICK
#107	4 CORS ACCENT BRICK
#108	PREFINISHED COPING
#109	ALUMINUM WINDOWS
#110	4" OVERSIZE FACE BRICK, RUNNING BOND
#111	3 1/2" X 4" ALUM FRAME STOREFRONT, TYP
#112	COLOR ACCENT BRICK VENEER
#113	1 CORS RECESSED BAND
#116	SOLDIER COURSE SILL TYP
#117	ACCENT COLOR SOLDIER COURSE



architecture incorporated

Design for proposed for
TERRASET E.S.
FAIRFAX COUNTY PUBLIC SCHOOLS
STATE PROJECT # 029-25-00-101
RESTON, VIRGINIA

Issued

EXTERIOR ELEVATIONS

Scale: As indicated
Drawn: Author
Checked: Checker
Date: 10/18/12

A 3.4

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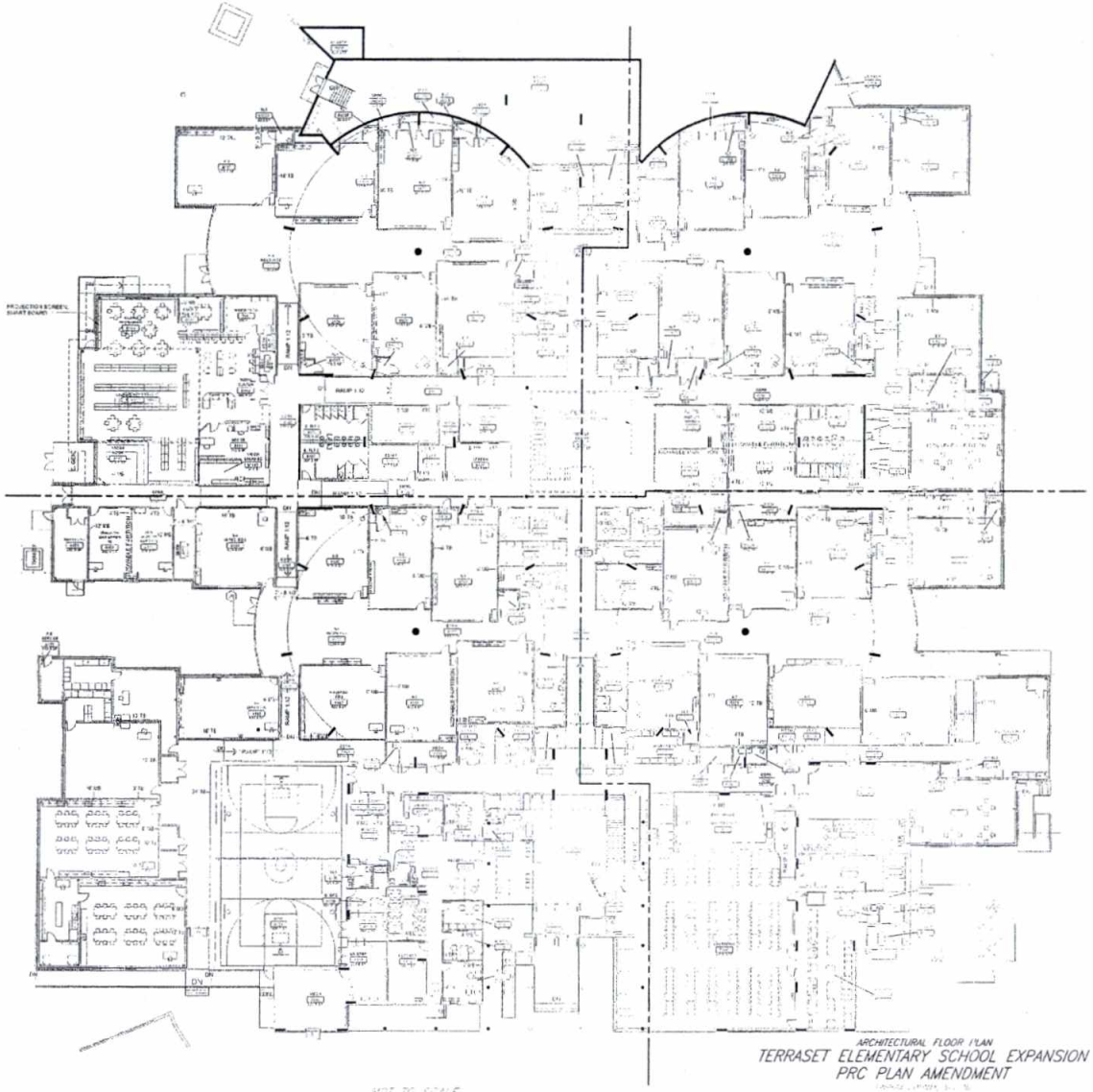

ARCHITECTURAL FLOOR PLAN
TERRASET ELEMENTARY SCHOOL EXPANSION
PRC PLAN AMENDMENT

NOT TO SCALE

1 Ground Floor Furniture/Equipment
1/16" = 1'-0"

COMMONWEALTH OF VIRGINIA
SEALED IN ACCORDANCE WITH THE LAWS OF VIRGINIA
10/18/2012

architecture
incorporated

Design Development for:
TERRASET E.S.
FAIRFAX COUNTY PUBLIC SCHOOLS
STATE PROJECT # 029-25-00-101
RESTON, VIRGINIA

GROUND FLOOR FURN, EQUIP PLAN

A 1.6

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

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County Public Schools (FCPS), requests approval of a PRC Plan associated with Rezoning C-203. The applicant proposes to construct building additions and site modifications to Terraset Elementary School. The building additions are proposed to include:

- A 3,400 square foot administrative addition to the school's front entrance;
- A 7,613 square foot art/music addition;
- An 11,010 square foot media and east classroom addition;
- A 3,919 square foot School Age Child Care Program (SACC)/multi-purpose addition; and,
- A 7,521 square foot west classroom addition.

In total, the applicant is proposing to construct 33,463 square feet of additional gross floor area around the periphery of the existing school, for a total gross floor area of 102,343 square feet.

In addition to the building additions, the applicant proposes several site modifications. The PRC plan depicts a redesigned upper parking area, which includes additional parking spaces and a "kiss and ride" lane that will provide a dedicated area for student drop-off and pick-up. In addition, two existing pedestrian bridges that connect the parking lot to the school will be demolished and replaced with a new centrally located pedestrian bridge. New parking areas are proposed on the western side of the school, including a 15-space lot and two accessible parking spaces near the proposed SACC/multi-purpose addition, as well as a 4-space parking lot near the proposed west classroom addition.

Additional site modifications are proposed to include two asphalt play areas and a soccer field at the rear of the school, as well as several stormwater management features. Proposed stormwater management features shown on the PRC Plan include pervious pavers in the redesigned upper parking lot, pervious pavement in the two proposed asphalt play areas at the rear of the school, filterra structures located near the eastern and western property boundaries, and two underground stormwater detention facilities (one on the east of the building and one on the west).

LOCATION AND CHARACTER

Location:
The 14.44 acre subject property is located in the Hunter Mill Magisterial District along Ridge Heights Road and southeast of the intersection of Soapstone Drive and Ridge Heights Road. Two access points along Ridge Heights Road provide ingress and egress to the site: the westernmost access point is entrance-only, while the easternmost access point is exit-only.

Site Description:
The site currently contains an existing 68,880 square foot earth-covered elementary school. Additional structures on the property include a one-story frame structure located along the western side of the school and a shed located along the eastern side of the school. Although not depicted on the Existing Conditions sheet of the PRC Plan, the asphalt area along the eastern side of the school currently houses two classroom trailers. The area to the rear of the school is improved with a ball field and playground, and a mulched picnic area exists to the north of the school's parking lot.

Figure 1: Existing Conditions
(Source: Fairfax County GIS)

The existing parking lot located to the north of the school, shown below, provides parking for 59 vehicles according to the Existing Conditions sheet of the PRC Plan.

Three additional accessible parking spaces are depicted near the northwest corner of the school building. The topography slopes downward from the northern parking lot toward the school. Two bridges currently provide pedestrian access from the parking lot to the roof of the school. A staircase located on the eastern side of the school's front entrance then provides access down to the ground-level courtyard.

Figure 2: Existing Pedestrian Bridges and Parking
(Source: Bing Maps)

A sign near the school's entrance directs parents and visitors to the upper parking area. A lower roadway is located to the south of the parking lot and provides direct access to the school's front courtyard, as shown above. This roadway allows buses to pick up and drop off students near the front of the school. An existing 4-foot concrete sidewalk traverses the lower roadway and provides pedestrian access from Ridge Heights Road to the school's front entrance.

Surrounding Area Description:
A wooded buffer surrounds most of the perimeter of the property. A Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) traverse the southern portion of the property, as shown in the image below. The PRC Plan depicts an existing stormwater outfall to the rear of the school that encroaches into the RPA. The image and corresponding text below also summarize the use, zoning district, and comprehensive plan recommendations for the adjacent properties.

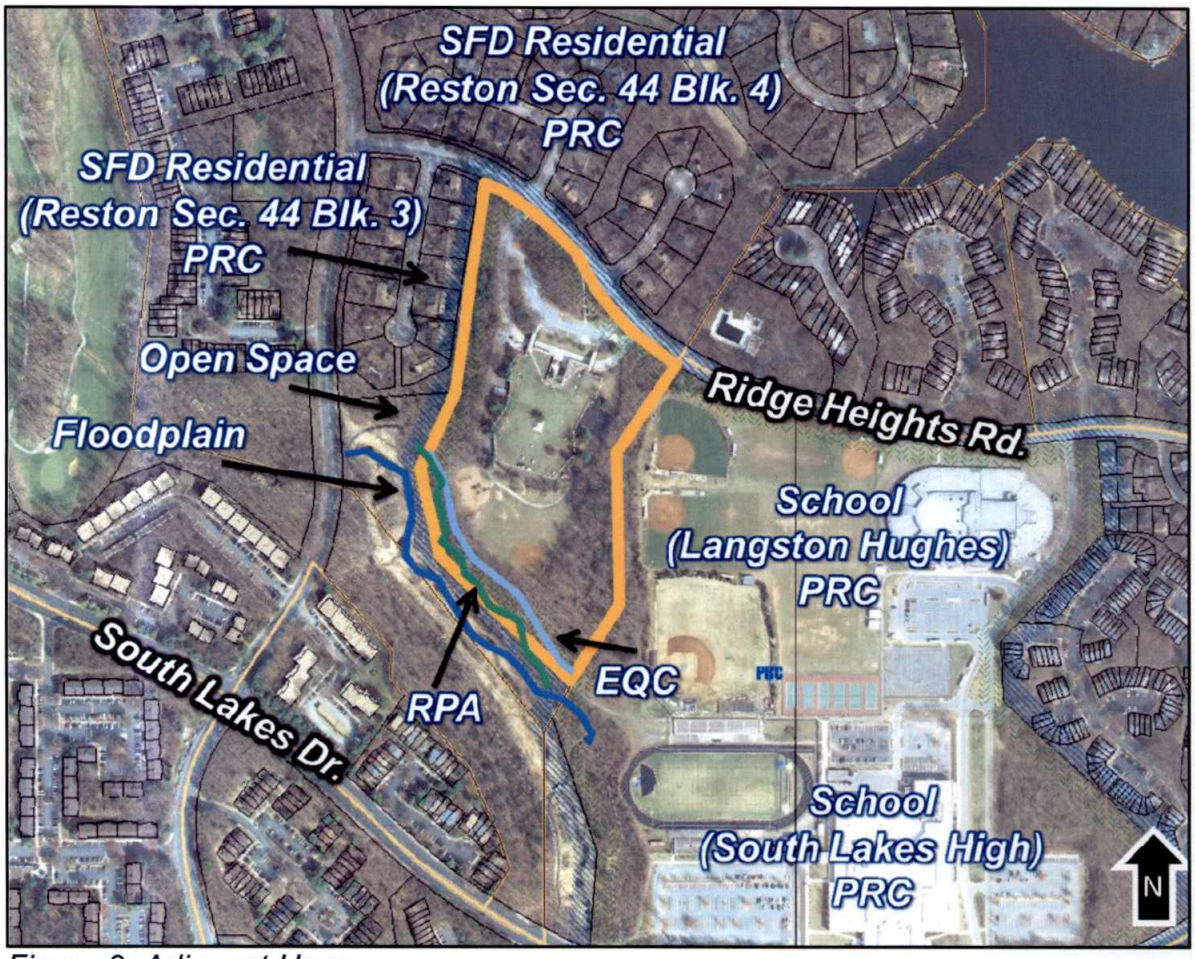

Figure 3: Adjacent Uses
(Source: Fairfax County GIS)

North:	Residential (SFD – Reston Sec. 44 Blk. 4), PRC *Plan*: Residential Planned Community
East:	School (Langston Hughes Middle and South Lakes High), PRC *Plan*: Public Facilities, Governmental and Institutional
South:	Private Open Space, PRC *Plan*: Private Open Space
West:	Residential (SFD – Reston Sec. 44 Blk. 3), PRC *Plan*: Residential Planned Community

BACKGROUND

On February 17, 1971, the Board of Supervisors approved RZ C-203 to rezone approximately 159 acres from the RE-2 District to the RPC District (now PRC). The subject property was designated as an elementary school on the Development Plan, as shown on the Development Plan excerpt below.

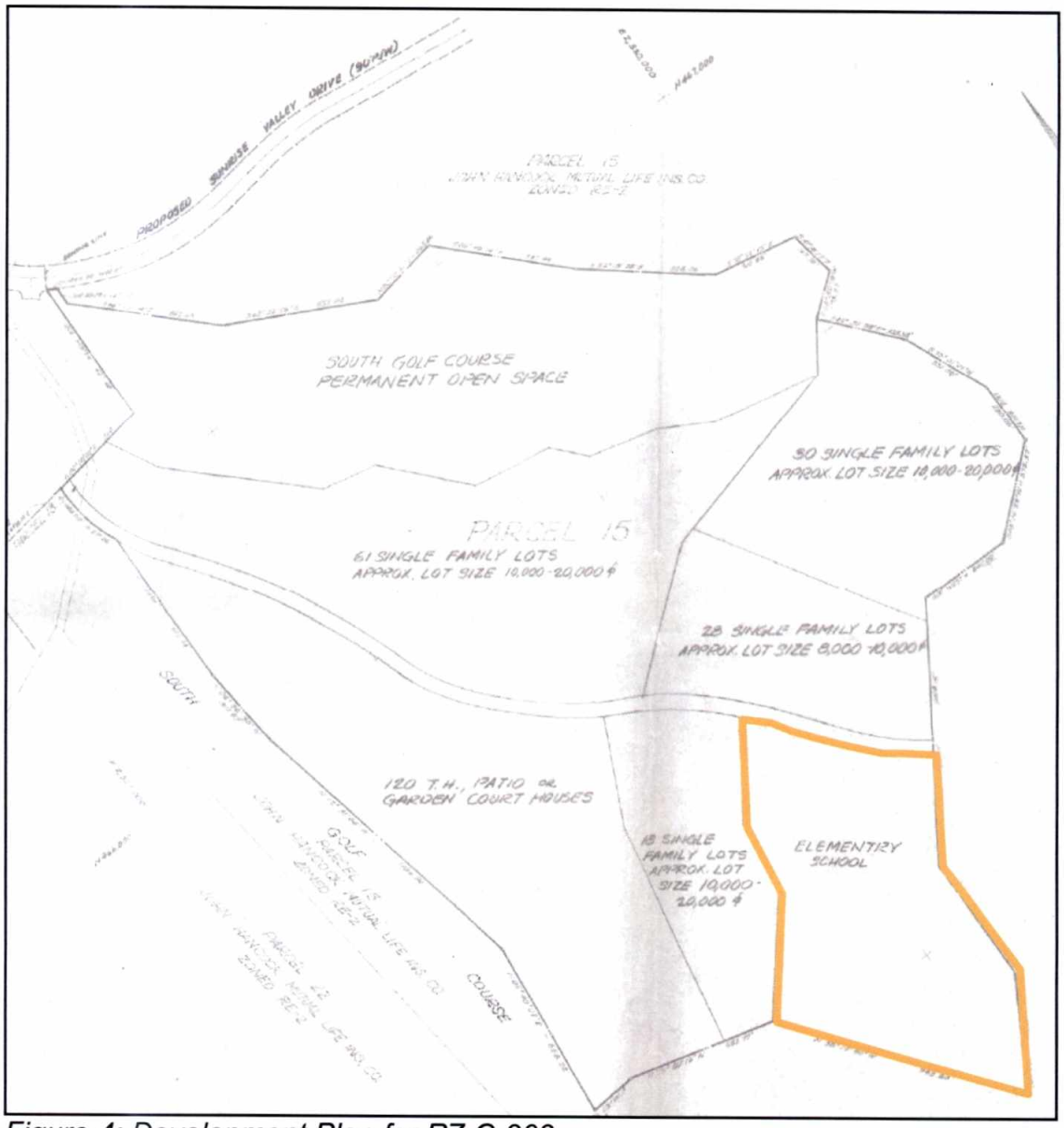

Figure 4: Development Plan for RZ C-203
(Source: Fairfax County's online Land Development System)

On August 8, 1975, the Director of County Development approved the Site Plan for Terraset Elementary School (SP-1603).

On May 8, 1978, the Administrative Services Division of the Department of Environmental Management approved a site plan waiver to permit the construction of a reception area.

On November 17, 2004, DPWES approved a street light waiver along the site's entire frontage along Ridge Heights Road.

On December 8, 2004, DPWES approved a modification of the transitional screening requirement and a waiver of the barrier requirement along the north and west boundaries of the site.

On March 8, 2005, DPWES approved a minor site plan (6520-MSP-001-1) to permit demolition of the foundation building and construction of an outdoor classroom on the northern side of the existing parking lot.

On March 26, 2007, the Board of Supervisors adopted a Zoning Ordinance Amendment (ZO-070397) which modified the review process associated with PRC plans. Prior to this amendment, DPWES reviewed and administratively approved PRC plans. With the adoption of this amendment, PRC plans are now submitted to the Department of Planning and Zoning (DPZ) for review by the Zoning Evaluation Division (ZED), the Planning Commission, and the Board of Supervisors. The Board of Supervisors has the final approval authority on PRC plans.

DESCRIPTION OF THE PRC PLAN

Title of PRC Plan:	Terraset Elementary School Expansion PRC Plan Amendment
Prepared by:	Rinker Design Associates, P.C.
Original and Revision Dates:	June 8, 2012, through October 18, 2012
PRC Plan Description:	The PRC plan consists of 16 sheets.

New Construction
As previously described, the applicant proposes five building additions that will add an additional 33,463 square feet to the existing 68,880 square foot elementary school for a total gross floor area of 102,343 square feet and floor area ratio of 0.16. These additions include the following:

- A 3,400 square foot administrative addition to the school's front entrance;
- A 7,613 square foot art/music addition;
- An 11,010 square foot media and east classroom addition;
- A 3,919 square foot multi-purpose addition; and,
- A 7,521 square foot west classroom addition.

The image below highlights the proposed additions.

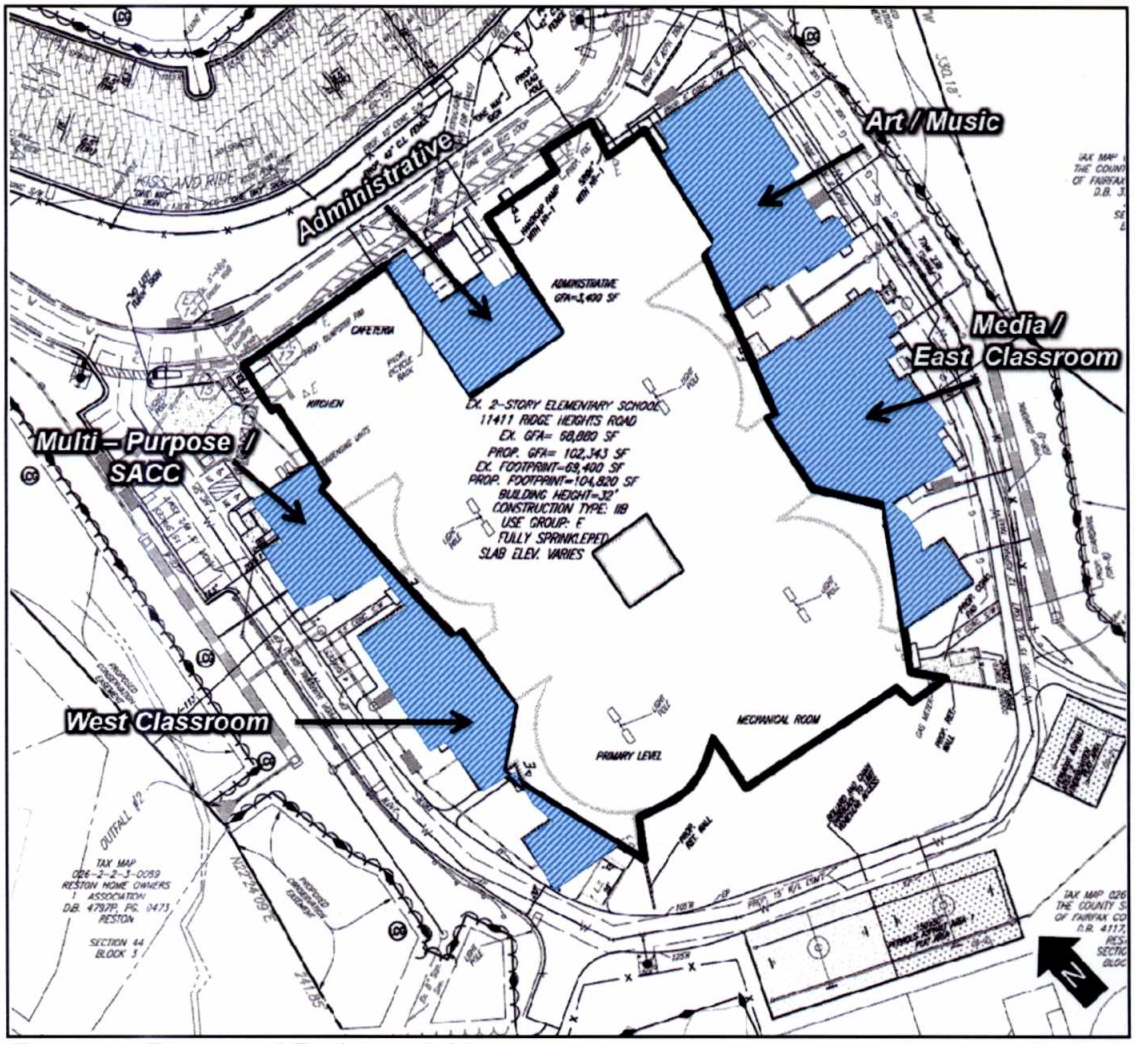

Figure 5: Proposed Building Additions
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

Sheet 1 of the PRC Plan provides a statement of architectural concepts for the proposed additions and sheets 12 through 15 depict architectural elevations. Excerpts of these architectural elevations are shown in Figure 6 below. As described in the statement, the proposed one-story additions will be steel framed and contain a brick "exterior skin" that will consist of two colors, a field color and an accent color. The additions are not currently proposed to be earth-covered, but would contain "cool roofs." Additional proposed green building practices include a mechanical system that employs the use of "energy recovery wheels" and energy management room occupancy sensors.

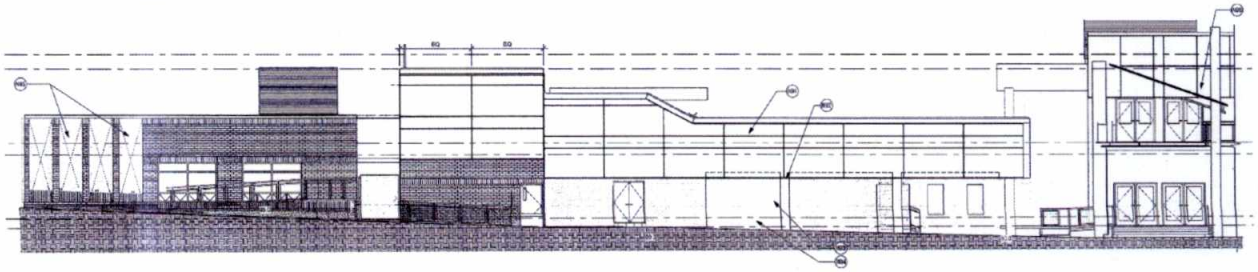

Figure 6a: North Elevation – East Wing
(Source: Rinker Design Associates, P.C., October 18, 2012)

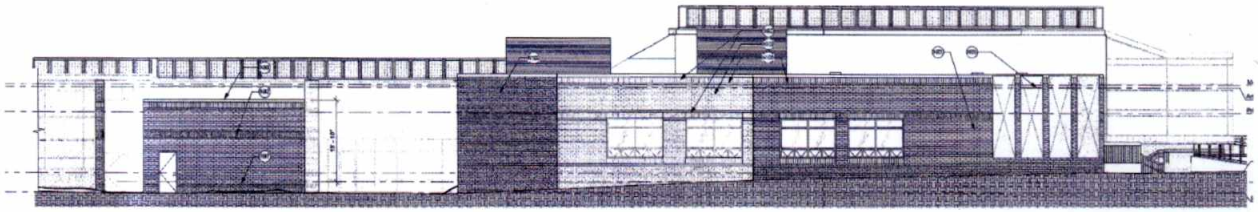

Figure 6b: East Elevation – North Wing
(Source: Rinker Design Associates, P.C., October 18, 2012)

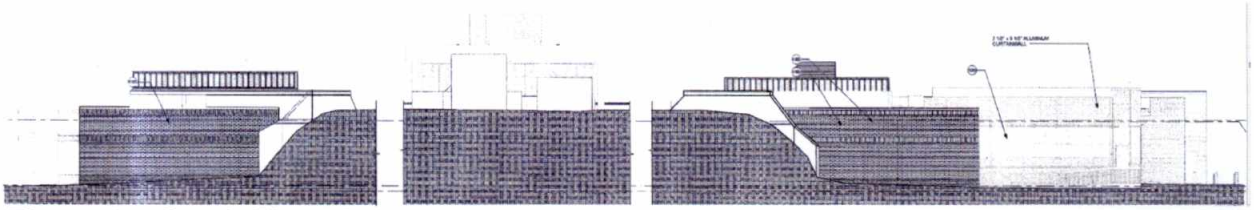

Figure 6c: South Elevation
(Source: Rinker Design Associates, P.C., October 18, 2012)

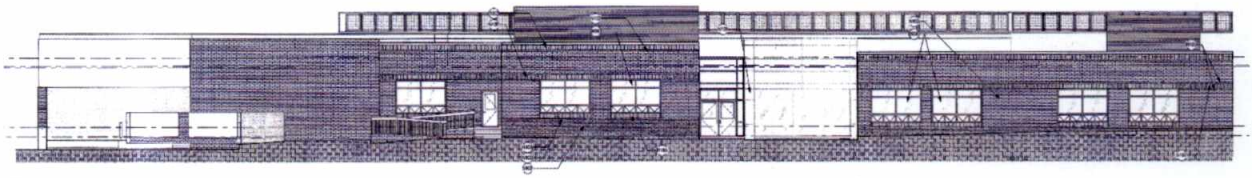

Figure 6d: West Elevation – North Wing
(Source: Rinker Design Associates, P.C., October 18, 2012)

In addition to the building additions, the PRC Plan depicts several additional play areas to the rear of the school. This includes two pervious asphalt play areas and a soccer field. The existing playground and ball field are proposed to remain. The PRC Plan also depicts a fenced cooling tower near the southeast corner of the school.

Access and Parking

The existing site access points along Ridge Heights Road are proposed to remain. The westernmost access point provides entrance to the site. The eastern curb cut from Ridge Heights Road would continue to provide exit-only access to Ridge Heights Road. The lower one-way road accessed from the westernmost access point will continue to provide access to the school's front entrance. A proposed sign along this one-way road indicates reads "Buses Only 8:15 to 9:45 a.m. and 3:45 to 4:15 p.m."

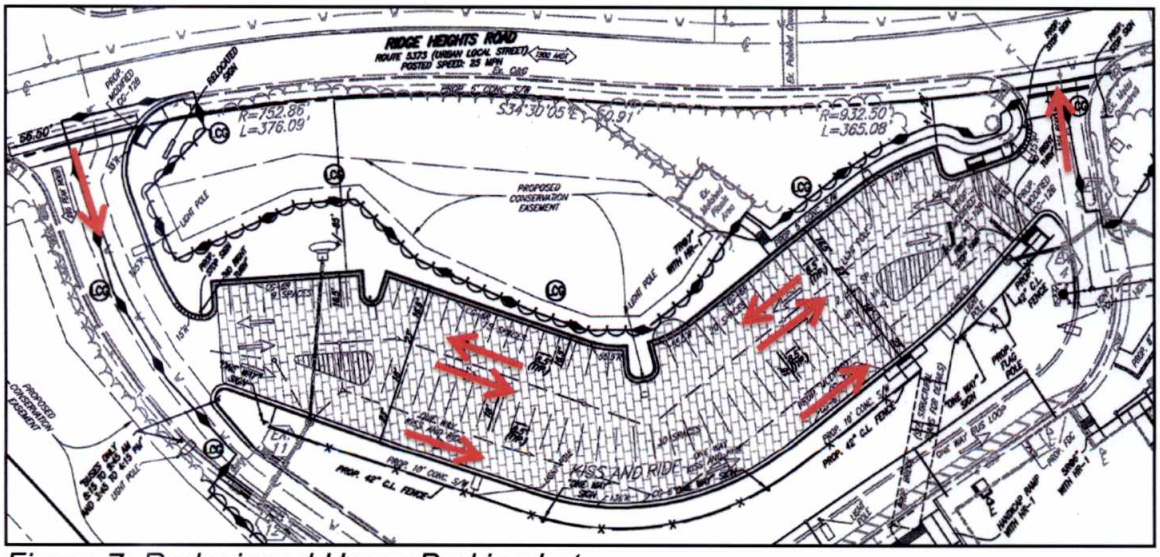

Figure 7: Redesigned Upper Parking Lot
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

Parking for the site will be increased to a total of 97 spaces through a redesign of the upper parking lot and the addition of three parking areas to the west of the building. Figure 7 below depicts the proposed redesigned upper parking lot, which is divided into two areas: a one-way kiss and ride lane and a parking lot with a two-way travel aisle located above the kiss and ride.

In addition to this redesigned parking lot, several additional parking areas are proposed at the western side of the school as shown in the image below: 15 spaces across from the entrance to the proposed SACC / Multi-Purpose addition, two accessible spaces immediately adjacent to the SACC / Multi-Purpose addition, and four spaces near the entrance to the proposed West Classroom addition.

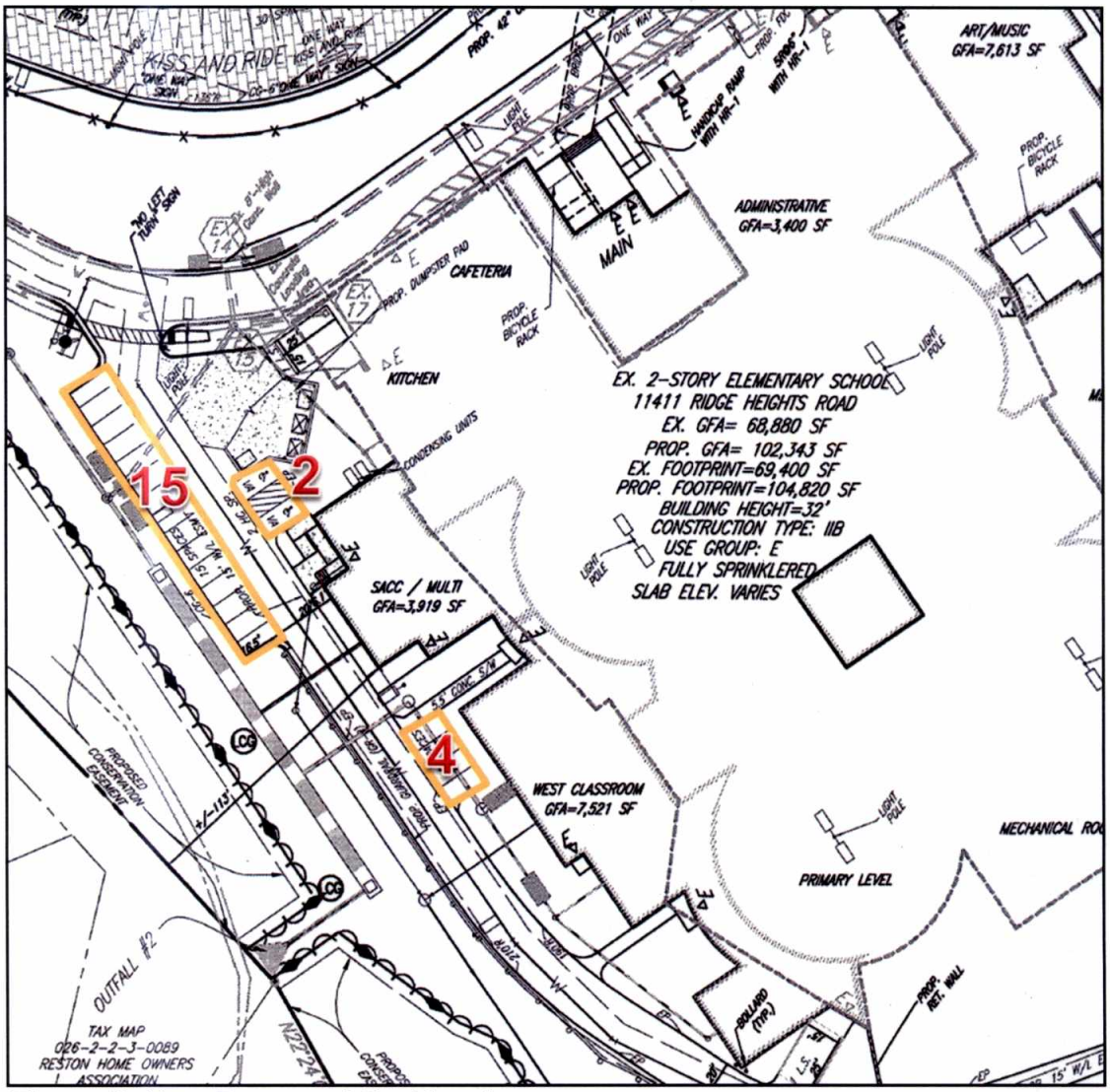

Figure 8: New Proposed Parking Areas
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

An existing 4-foot wide sidewalk along Ridge Heights Road will continue to provide pedestrian access onto the site, as depicted on the Pedestrian Circulation Plan shown below. Although Sheet 3 of the PRC Plan shows this sidewalk as proposed for expansion to five feet, the applicant has indicated that the intent was to keep the sidewalk at four feet as depicted on the Pedestrian Circulation Plan. An existing 4-foot sidewalk on-site runs along the lower road from the western access point up to the eastern access point to provide pedestrian access across the front of the school. In addition, a proposed 5-foot wide sidewalk above the parking lot will provide pedestrian access from Ridge Heights Road to the mulched picnic area. An existing trail that traverses the sides of the school provides a pedestrian connection around the perimeter of the school building. Two existing 8-foot asphalt trail segments at the rear of the school provide pedestrian connections to the site near the playground and behind the ball field.

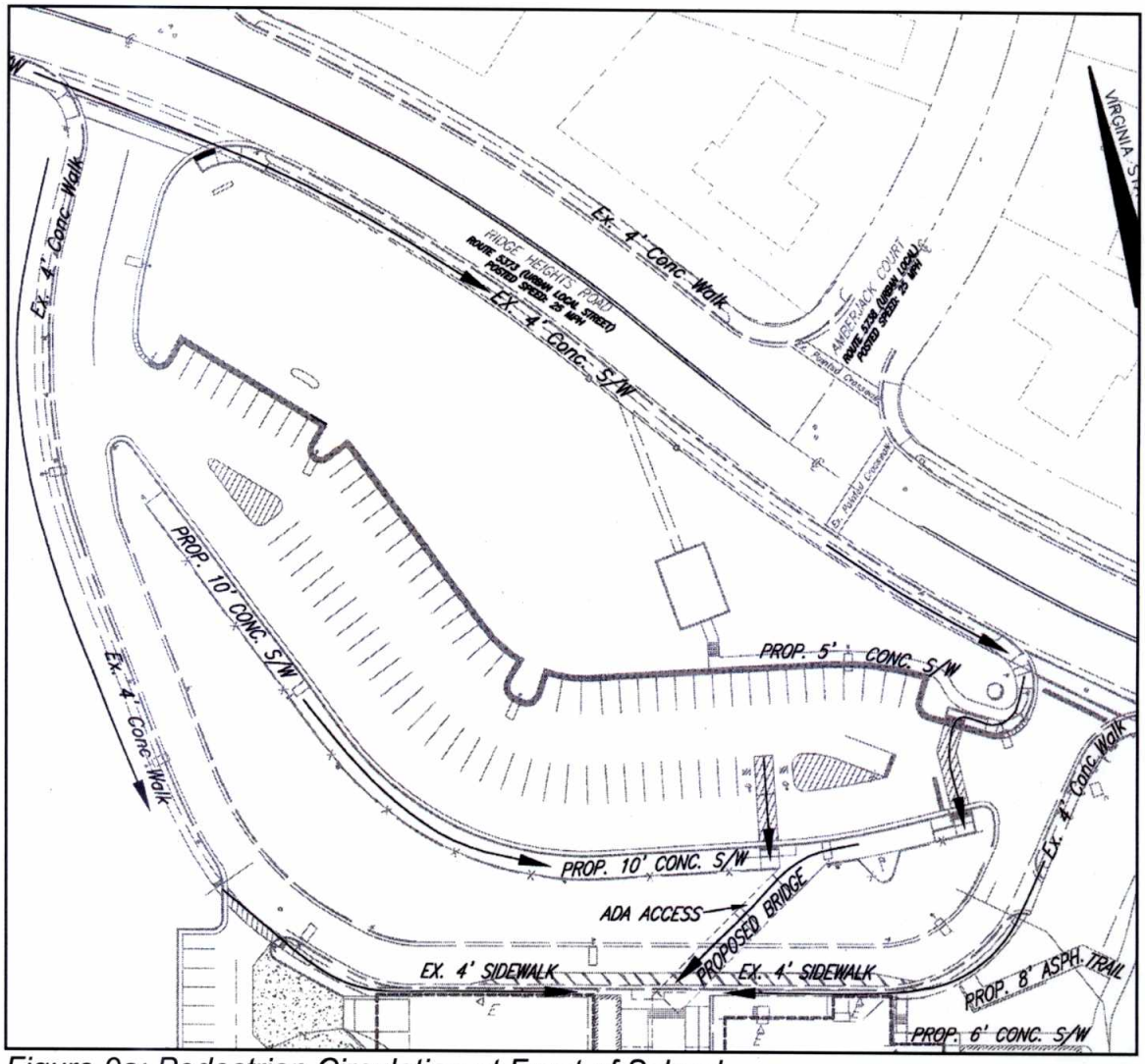

Figure 9a: Pedestrian Circulation at Front of School
(Source: Rinker Design Associates, P.C., October 18, 2012)

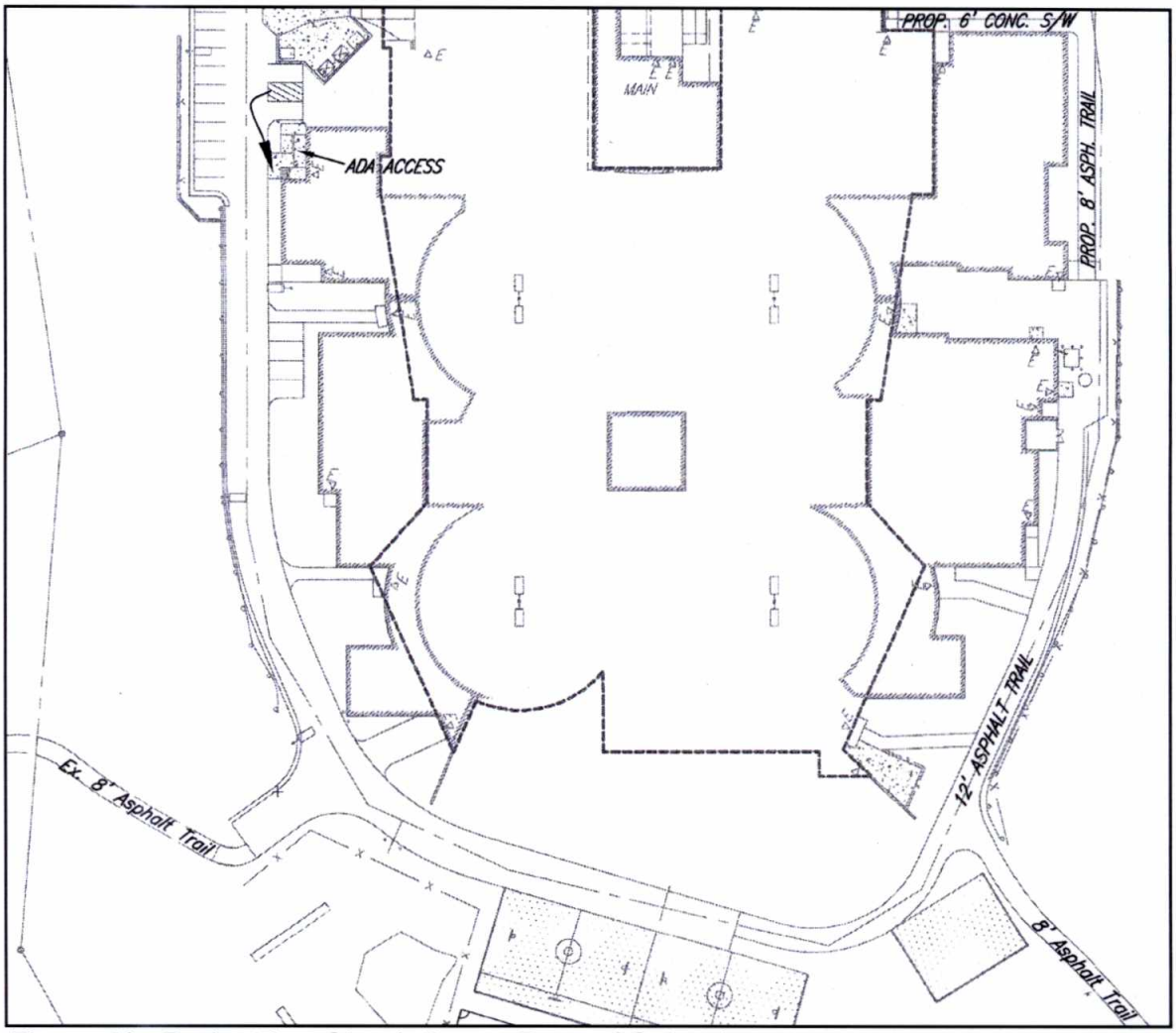

Figure 9b: Pedestrian Circulation at Rear of School
(Source: Rinker Design Associates, P.C., October 18, 2012)

The two existing pedestrian bridges that connect the parking lot to the school building will be replaced with one proposed centrally located pedestrian bridge that will connect the upper parking lot to a two-story lobby space. A proposed 10-foot wide concrete sidewalk below the kiss and ride lane will provide pedestrian access to this bridge. The image below displays a rendering of the pedestrian bridge.

Figure 10: Pedestrian Bridge Rendering
(Source: Rendering exhibit provided by applicant)

Stormwater Management
The stormwater management narrative on the PRC Plan states that the site is not currently served by a stormwater management facility and that the runoff from the property flows south from the property to the Snakeden Branch floodplain. This narrative also describes the applicant's intent to provide stormwater detention through five on-site facilities: pervious pavers in the northern parking lot, pervious pavement under the proposed outdoor play areas at the rear of the school, and two underground detention facilities (one on each side of the school). The Water Quality / Best Management Practices (BMP) narrative provided on the PRC Plan states that the required 40% reduction in phosphorus removal will be met through a combination of BMP devices, such as conservation easements, pervious pavers in the northern parking lot, filterra units, and pervious pavement in the asphalt play areas to the rear of the school.

Landscaping and Open Space
There is no minimum open space requirement in the PRC District; however, the PRC Plan depicts approximately 6.49 acres (45%) of open space. The site currently contains vegetation around the perimeter of the property. The PRC Plan indicates that the existing vegetated area varies from approximately 40 feet to 115 feet wide along the northern property boundary, 50 feet to 140 feet wide along the eastern property boundary, 30 feet to 100 feet wide along the western

property boundary, and 75 feet to 100 feet wide along the southern property boundary.

The applicant's proposed additions and site modifications will result in the reduction of tree canopy, primarily along the western boundary of the property to accommodate the proposed 15-space parking lot and stormwater management facility; the northern boundary to accommodate the expanded upper parking lot; and, the eastern boundary to accommodate another stormwater management facility. The existing vegetation along the western property boundary that abuts residential development will be reduced to a minimum width of approximately 40 feet near the proposed parking lot, and eliminated near proposed outfall #2. The PRC Plan depicts a row of proposed evergreen trees from the northern part of the proposed 15-space parking lot down to just beyond proposed outfall #2. Additional trees are also proposed to be planted throughout the northern parking lot to meet interior parking lot requirements, and shrubs are proposed along the hillside near the front entrance of the school.

Service/Mechanical Features
The PRC Plan depicts a dumpster pad at the northwest corner of the building. In addition, a cooling tower of an unknown height is shown near the southeast corner of the school. A proposed fence of an unknown height is shown across two sides of this cooling tower. The applicant has indicated that the proposed cooling tower will replace the existing unit that is currently at this location.

ANALYSIS

Comprehensive Plan

Although there is no site specific text for the subject property, on pages 144-145 of the Fairfax County Comprehensive Plan, 2011 Edition, Upper Potomac Planning District, as amended through March 6, 2012, in the UP5 Reston Community Planning Sector, it states:

Reston has its own Master Plan because the community was planned and developed as one of the nation's landmark new towns, beginning in the 1960s…Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan), adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map.

The adopted Reston Master Plan map indicates that the subject property is planned for Medium Density Residential and the Community Facilities Plan shows the subject property as an Elementary School. The current Comprehensive Plan's Land Use Map shows the site remaining as an elementary school.

Staff from the Department of Planning and Zoning's Facilities Planning Branch reviewed the application and determined that no further 2232 review is required for this application.

Conformance with the Development Plan
As discussed above, the approved development plan associated with RZ C-203 designated the subject property as an elementary school. Therefore, the proposed PRC plan is in conformance with the approved development plan that governs the property, as there would be no change in the property's use.

ZONING ORDINANCE PROVISIONS

The PRC District regulations are designed to provide a developer of a planned community greater flexibility by removing many of the restrictions of conventional zoning districts. This flexibility is meant to incentivize the developer to achieve excellence in physical, social, and economic planning. Every step of the planning, design, and development process within the PRC District, including PRC plan review, requires that the applicant satisfy all applicable objectives and regulations of the PRC District. In addition, all PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that have been previously approved by the Board, the design standards of Section 16-102, and the submission requirements of Section 16-303 for PRC plans.

Bulk Regulations (6-307)

Pursuant to Sections 6-306 and 6-307 of the Zoning Ordinance, there are no minimum lot size requirements, maximum height restrictions, maximum floor area ratios, maximum percentage of lot coverage, or minimum yard requirements in the PRC District; however, the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or proposed development of the neighborhood. The applicant's proposed building additions shown on the PRC Plan surround the existing earth-covered structure. The expansion of the school outward along the perimeter will result in some loss of the vegetative buffer, as further discussed in the PRC District Objectives section below. However, given the existing vegetation to remain and the proposed supplemental plantings, staff finds that the proposed structures shown on the PRC Plan would not be detrimental to the existing adjacent dwellings or development of the neighborhood.

PRC District Objectives (6-301)

1. *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.*

   The PRC plan proposes building additions and site modifications to an existing elementary school. As such, no housing types or commercial services are included in the applicant's proposal. The proposed additions would increase the school's available instruction space, while the kiss and ride should allow for a safer drop-off and pick-up area for students. Therefore, the proposed PRC Plan satisfies this objective.

2. *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

The existing school is earth-covered; therefore, the proposed additions represent a departure from the initial school's design. As previously described, the school is surrounded by residential development to the north, south, and west and existing schools to the east. The applicant is proposing a cooling tower at the eastern side of the building where there is currently an existing unit. The height of this tower and its associated fence is not shown. The cooling tower will be located on the eastern side of the building and, therefore, is not adjacent to the residential uses to the north, south, or west. In addition, the tower would likely be adequately screened from the view of the adjacent school to the east by the existing vegetation along that property boundary, as shown in the image below. Therefore, the PRC Plan meets this objective.

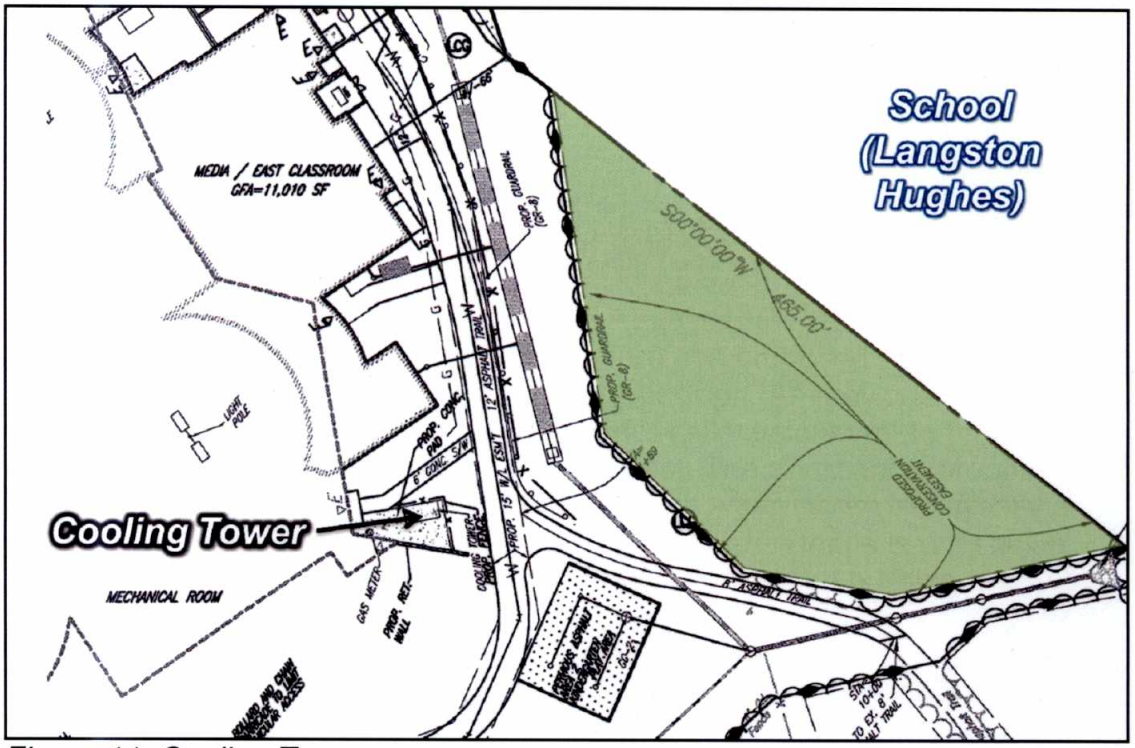

Figure 11: Cooling Tower
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

3. *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.*

<u>Parking Lot Circulation and Signage</u>
The western entrance to the school would continue to be entrance-only, while the eastern access point would continue to be exit-only. Staff from the Virginia Department of Transportation (VDOT) reviewed the application and commented that sight distance should be verified at the access points. The applicant has added this information to the revised plans. Staff has

proposed a development condition that would require that the applicant achieve adequate sight distance prior to final site plan approval, as determined by VDOT at the time of site plan review.

As previously discussed, the applicant intends to redesign the existing parking lot to provide a kiss and ride lane and an upper parking area with a two-way drive aisle. Staff raised concerns about possible circulation conflicts at the eastern end of the parking lot for those exiting the kiss-and-ride lane and those exiting the two-way drive aisle, and requested that the applicant redesign this eastern end of the parking lot to remove this potential point of conflict. The revised plan retains the area of potential conflict and proposes a stop bar with an associated stop sign for drivers exiting the upper parking lot and those exiting the kiss and ride. Although the applicant did not adopt staff's suggested circulation modification in this area, the revised PRC Plan that proposes stop signs and stop bars does provide for improved circulation in comparison to the initial plan submittal.

Staff also requested that specific signage be provided to further alleviate any potential circulation conflicts, including: an "Entrance Only" sign at the western ingress-only entrance; a "Do Not Enter" sign at the western end of the upper parking lot near this entrance; and, a "No Left Turn" sign at the parking lot on the western side of the school. The applicant's revised submission incorporates the request for the "No Left Turn" sign and depicts a stop sign with an associated "No Right Turn" sign at the western end of the upper parking lot where staff requested a "Do Not Enter" sign. Staff has proposed a development condition that would ensure that the requested signage is installed on the site to provide for safe and effective vehicle circulation.

On November 6, 2012, staff from the Fairfax County Department of Transportation (FCDOT) issued an addendum memo for the application, which is contained in Appendix 6. In this memo, staff requested additional changes to the site's access points, upper parking lot configuration, signage, and pavement striping. The applicant will have an opportunity to address these comments during the site plan review stage.

Proposed Parking Lot to West

The applicant's initial submission proposed a parking lot containing 16 spaces to the west of the proposed SACC/Multi-Purpose addition. Staff commented that the northernmost parking space was located too close to the entrance of the driveway and, therefore, requested that it be removed. The applicant's revised submission now proposes a 15-space parking lot at this location and has shifted the lot further to the south.

Sidewalks

Sheet 11 of the PRC Plan contains a Pedestrian Circulation Plan. As previously described, this plan depicts an existing 4-foot wide sidewalk across the site's frontage on Ridge Heights Road. In addition, an existing 4-foot sidewalk traverses the lower road on the site from the western access point up to the eastern access point.

Staff requested that the applicant upgrade the existing sidewalks to Americans with Disabilities Act (ADA) standards. Paragraph 8-0101.7 of the PFM states that when a sidewalk is designed, it shall be 5 feet wide to allow pedestrian passing, or include passing areas 5 feet by 5 feet at reasonable intervals not to exceed 200 feet. Sidewalks less than 5 feet in width shall be approved by the Director without a formal waiver submission. Therefore, staff finds that the applicant should upgrade the existing sidewalk along Ridge Heights Road to 5-feet in width, or provide for the passing areas at reasonable intervals not to exceed 200 feet. In addition, staff requests that the applicant similarly upgrade the on-site 4-foot sidewalk in the following locations: along the western end of the property from Ridge Heights Road to the side parking lot, as well as the eastern end of this sidewalk from Ridge Heights Road to the proposed 8 foot asphalt trail. The image below highlights the approximate locations of these requested sidewalk upgrades.

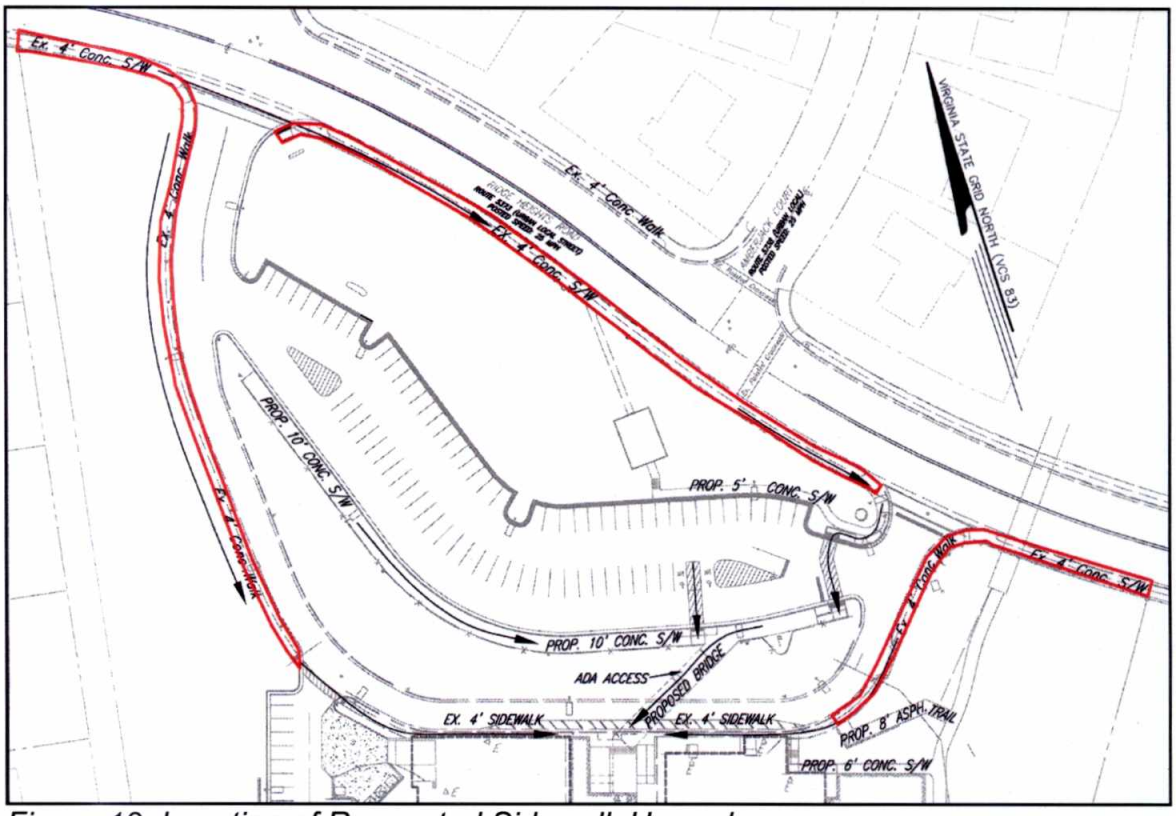

Figure 12: Location of Requested Sidewalk Upgrades
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

Staff recognizes that the applicant may not be able to provide this upgrade to the portion of the sidewalk that is in between these two areas due to the reduced width of the lower road in this location. However, staff instead requests that the applicant provide a curb-cut at the bus drop-off and pick-up area in the front of the building that is compliant with ADA standards. Section 7-0401.1C of the PFM states that churches, schools, and appropriate public facilities site plans shall provide standard curb-cut ramps as required by the Director, and staff believes that ADA-compliant pedestrian facilities are important for this site given the elementary school use. As such, staff has proposed a development condition that would

require the applicant to make this upgrade to the existing pedestrian facilities.

Bicycle racks
The applicant's initial submission did not show a proposed location for bicycle racks. Staff requested that this be shown on the PRC Plan and noted that the bicycle racks should be located at the front of the building for safety of the bicyclist and security of the bicycles. The applicant's revised submission depicts proposed bicycle racks near the front entrance of the school and to the rear of the proposed art/music addition. Staff generally prefers that the bicycle racks be located near the front of the building. Staff has proposed a development condition that stipulates that the type, number, and locations of the bicycle racks shall be determined at site plan subject to the approval by the Fairfax County Department of Transportation (FCDOT).

With the implementation of the proposed development conditions, the PRC Plan meets this objective.

4. *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.*

Staff recommends that the applicant coordinate with the Institute for Public Art – Reston (IPAR) to ascertain whether Terraset Elementary School would be a candidate site for public art. This is included as a proposed development condition. With the implementation of this condition, the PRC Plan satisfies this objective.

5. *The location of structures to take maximum advantage of the natural and manmade environment.*

Environmental Features
The site contains RPA and EQC along the rear of the property, with floodplain immediately adjacent to the property. The PRC Plan depicts an existing stormwater outfall to the rear of the school that encroaches into the RPA and is shown as to be removed; however, the applicant has expressed their intent to abandon but not remove this existing outfall. The limits of clearing and grading shown on the PRC Plan do not include this area. Staff from DPWES noted that the Water Quality Impact Assessment (WQIA) for this encroachment into the RPA may be included in the site plan pursuant to Letter to Industry (LTI) 06-07. Staff from DPWES also noted that if the applicant decides to remove the outfall, the applicant would be required to meet one of the exception standards within the Chesapeake Bay Ordinance in order for such encroachment to be granted administratively. The existing vegetation is proposed to remain in this area at the rear of the property and a conservation easement will be recorded throughout this area.

Green Building
The proposed additions are logically oriented around the perimeter of the existing school. As previously described, the applicant's Green Practices Narrative states their intent to incorporate "cool roofs" on the proposed building additions. Cool roofs are designed to reflect solar radiation and, therefore, could reduce the building's energy consumption. Additional green building practices are proposed to include a mechanical system that employs the use of "energy recovery wheels" and energy management room occupancy sensors for interior lighting.

Landscaping
Existing tree canopy lines the perimeter of the property. According to the Landscaping Exhibit (Sheet 5 of the PRC Plan), the site contains 6.92 acres of existing tree canopy. The applicant proposes to exceed the tree preservation target shown on the PRC Plan as 134,952 square feet and the 30% tree canopy requirement of the PRC District. In addition, the 5% interior parking lot landscaping requirement will be met for the upper parking lot. Pursuant to Section 13-303 of the Zoning Ordinance, a 25-foot wide transitional screening buffer with a mixture of plantings is required to the north, south, and west where residential uses are adjacent to the 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 waiver of the barrier requirements and a modification of the transitional screening requirements. The applicant plans to meet the intent of these requirements with existing vegetation and supplemental plantings.

Pursuant to Par. 3 of Sect. 13-305 of the Zoning Ordinance, 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 impacts through a combination of architectural and landscaping techniques. The applicant proposes a roughly 20-110 foot vegetated buffer to the north along Ridge Heights Road and a minimum 70 foot vegetated buffer to the south. The existing vegetated buffer to the west on the application property would be eliminated along approximately 20 feet of the property boundary due to an outfall located at the western property boundary.

Staff urged the applicant throughout the process to attempt to preserve more vegetation, particularly to the west. Staff recommended that the applicant do this by finding an alternative location for the proposed parking lot to the west of the building and adopting alternative stormwater management solutions, which would not require as much clearing in this area. In addition, staff requested that the applicant provide supplemental vegetation to the west in order to provide a buffer for the residences to the west. The applicant's revised submission still shows some vegetation loss along the perimeter of the property. However, the revised PRC Plan addresses staff's comments by removing one outfall that would have resulted in more vegetation loss and providing supplemental evergreen plantings along this western boundary.

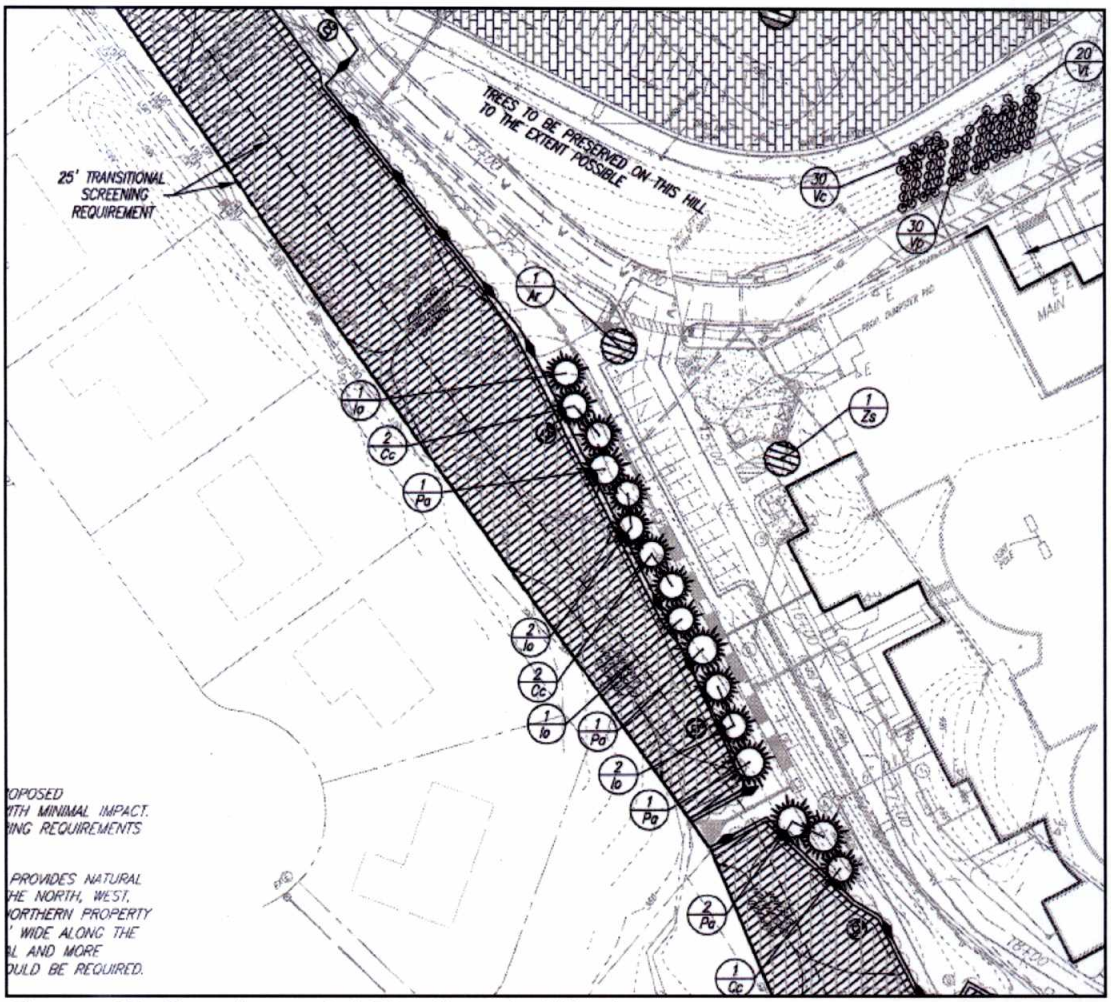

Figure 13: Supplemental Plantings to West
(Source: Rinker Design Associates, P.C., October 18, 2012 with overlay graphics)

As a result, staff finds that the existing and proposed vegetation meet the intent of the requirements and supports the requested waiver of the barrier requirement and modification of the transitional screening requirement.

6. *The provision of adequate and well-designed open space for the use of all residents.*

According to the tabulations shown on the PRC Plan, 282,600 square feet (45% of the site) will be open space. The proposal includes numerous recreation areas on the site, such as the existing ball field and playground and the proposed soccer field and asphalt play areas. As a public elementary school and subject to Fairfax County Public School's regulations, the grounds are open to the public outside of school hours. Therefore, staff finds that the application satisfies this objective.

7. *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.*

Stormwater management
As previously discussed, the Water Quality / Best Management Practices (BMP) narrative provided on the PRC Plan states that the required 40% reduction in phosphorus removal will be met through a combination of BMP devices, such as conservation easements, pervious pavers in the northern parking lot, filterra units, and pervious pavement in the asphalt play areas. The applicant intends to provide detention through five on-site facilities: pervious pavers in the northern parking lot, pervious pavement under the two proposed outdoor play areas at the rear of the school, and two underground detention facilities (one on each side of the school). Detailed calculations for stormwater detention and outfall requirements have not been provided. Therefore, staff is unable to determine at this time if all stormwater management requirements will be met with the proposed facilities. The applicant will be required to demonstrate the ability to meet the stormwater management and outfall requirements prior to final site plan approval. Staff has proposed a development condition to address this. This same development condition would also require the applicant to continue to work with staff from the Stormwater Planning Division (SWPD) to attempt to provide stormwater enhancements as suggested by SWPD.

With the implementation of the proposed development conditions, the PRC Plan meets this objective.

Planned Development District Design Standards (16-102)

1. *In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.*

   The subject property is not located near the boundary of the PRC District, as it is surrounded on all sides by other property zoned PRC. However, screening is required along the northern, southern, and western property lines where the property is adjacent to residential uses. As previously discussed, staff supports the requested waiver of the barrier requirements and modification of the transitional screening requirements in favor of the existing vegetation and supplemental plantings shown on the PRC Plan.

2. *Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

Article 11 of the Zoning Ordinance requires elementary schools to provide parking based on a review by the director of DPWES of each proposal, which includes such factors as the load of classroom facilities, auditoriums and stadiums, proposed special education programs, student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; however, in no instance shall fewer than one space per faculty and staff member and other full time employee, plus four spaces for visitors be provided.

The applicant's initial submission stated that there would be 85 total employees, which would have resulted in a minimum requirement of 89 parking spaces. This initial plan proposed 98 spaces throughout the site. Therefore, staff commented that the applicant could reduce the number of parking spaces and potentially provide for a wider buffer on the western side of the building. However, the applicant's revised PRC Plan indicates that there will be a total of 93 employees, which would result in a minimum requirement of 97 spaces. The Plan meets this minimum requirement and now depicts 97 parking spaces. The plan also provides for the required two loading spaces: one near the proposed dumpster at the northwest corner of the school and one near the rear of the school.

As a result, the application satisfies this standard.

3. *Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

   This standard has been satisfied, as previously discussed in the PRC District Objective 3.

PRC Plan Submission Requirements (16-303)

The PRC plan was accepted for review on June 20, 2012. At that time, staff determined that the applicant met the minimum submission requirements pursuant to Section 16-303.

Waivers and Modifications

<u>Waiver of the barrier requirements and a modification of the transitional screening requirements along the northern, southern, and western property boundaries in favor of the existing vegetation and proposed landscaping shown on the PRC plan</u>

As previously discussed, staff supports the requested waiver and modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks approval of a PRC Plan to allow for the construction of building additions and site modifications at Terraset Elementary School. Staff finds that the application is in harmony with the Comprehensive Plan and, with the adoption of the proposed development conditions, will conform to all applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends approval of PRC C-203, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the barrier requirements and a modification of the transitional screening requirements along the northern, southern, and western property boundaries in favor of the existing vegetation and proposed landscaping shown on the PRC plan.

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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. DPWES – Site Development and Inspections Division Analysis
4. DPWES – Urban Forest Management Division Analysis
5. DPWES – Wastewater Planning & Monitoring Division Analysis
6. FCDOT Analysis
7. VDOT Analysis
8. DPZ – Facilities Planning Branch Analysis
9. DPZ – Environment and Development Review Branch Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Public Schools – Office of Design and Construction Services Analysis
12. Fairfax County Water Authority Analysis
13. Fairfax County Fire and Rescue Department Analysis
14. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

PRC C-203

November 15, 2012

If it is the intent of the Board of Supervisors to approve PRC C-203 located at Tax Map 26-2 ((2)) 6, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Terraset Elementary School Expansion PRC Plan Amendment" prepared by Rinker Design Associates, P.C., consisting of 16 sheets, and dated October 18, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or sidewalks as determined necessary by the Director of DPWES.

3. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of a Non-RUP.

4. Prior to site plan approval, stormwater management (SWM), best management practice (BMP) facilities, and adequate outfall shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. The applicant shall coordinate with the Stormwater Planning Division to attempt to incorporate their suggested stormwater management solutions.

5. The applicant shall demonstrate adequate sight distance for all applicable access points to the site, as determined by VDOT at the time of site plan review.

6. The applicant shall provide an "Entrance Only" sign at the western entrance to provide clear guidance for drivers entering the site from Ridge Heights Road. In addition, the applicant shall provide a "Do Not Enter" sign at the western end of the upper parking lot instead of the proposed stop sign and "No Right Turn" sign depicted on the PRC Plan.

7. The applicant shall upgrade the existing sidewalk along Ridge Heights Road to 5-feet in width, or provide passing areas in conformance with ADA standards and PFM requirements as determined by DPWES. In addition, the applicant shall similarly upgrade the existing on-site 4-foot sidewalk that traverses from

the western entrance on Ridge Heights Road to the eastern exit to Ridge Heights Road in the following locations: from the western entrance off of Ridge Heights Road to the proposed parking lot to the west of the school, and from the eastern access point off of Ridge Heights Road to the proposed 8-foot asphalt trail.

8. The applicant shall provide an ADA-compliant curb-cut at the bus drop-off and pick-up area in front of the school's primary entrance in proximity to the proposed handicap ramp shown as HR-1 on sheet 3 of the PRC Plan.

9. The specific type, number, and the locations of the bicycle racks shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style racks or other design approved by FCDOT. The total number of bicycle parking shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at site plan.

10. Modifications to the design and/or striping of the upper level parking area shall be shown on the site plan to eliminate on-site circulation conflicts and provide for safe vehicular circulation as determined by VDOT.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures.

APPENDIX 2

RINKER DESIGN ASSOCIATES, P.C.

Engineering · Surveying · Land Planning
Transportation · Environmental

March 21, 2012

RECEIVED
Department of Planning & Zoning
MAR 22 2012
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning
MAR 28 2012
Zoning Evaluation Division

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

Re: PRC Application for improvements to Terraset Elementary School
Applicant: Fairfax County Public Schools – Design and Construction Services

This letter is provided as a statement of justification for the PRC application to construct improvements to the Fairfax County Public School - Terraset Elementary School.

The applicant is the owner of a 14.44 acre property located at Fairfax County Tax Map 26-2-((2)) parcel 6. The subject property is located at 11411 Ridge Heights Road in Reston, Virginia. The site is located on the south side of Ridge Heights Road, to the west of Lirio Court. This property is zoned PRC, and is located in the Hunter Mill District.

Terraset Elementary School was originally constructed in 1976. The surrounding properties are primarily residential properties, with the exception of the adjacent property to the east, which is also owned by Fairfax County Public Schools. No major renovations to the site have occurred since it was originally constructed. Upgrades to the building and site are needed to meet the anticipated future enrollment. These improvements will increase the capacity and safety of the aging facility.

The existing site includes the approximately 69,400 square foot school facility, parking area, and associated improvements. The existing FAR is approximately 0.11. There is no established maximum FAR within the PRC district. The proposed improvements will include five building additions totaling approximately 33,184 square feet. The total proposed gross floor area is 102,064 square feet. The proposed FAR is approximately 0.16.

The proposed building additions include an Administrative Addition (approximately 3,300 square feet), Art / Music Addition (approximately 7,600 square feet), two Classroom Additions (approximately 10,900 square feet and 7,500 square feet), and a Multi-Purpose Addition (approximately 3,900 square feet). These additions will be located around the perimeter of the existing building.

Site improvements are also required to accommodate the new building areas. The upper parking area will be redesigned to improve traffic flow and to provide a kiss and ride drop off area. The two existing pedestrian bridges will be demolished, and a new centrally located bridge will be constructed to connect the school with the kiss-and-ride and parking area.

The placement of the proposed additions, as well as the associated site improvements have been designed to minimize the amount of site disturbance required and the overall impact to the current site. The existing vegetation located at the perimeter of the property will be preserved. This area serves as a landscaping buffer. Portions of this area will also be included in a dedicated conservation easement. The design of the building additions and site improvements will be compatible with the surrounding properties.

- The current facility will continue to serve as a public elementary school serving Fairfax County. The site improvements are designed to provide capacity for 800 students and the associated faculty and staff.
- The school currently generally operates from 8:15 AM to 4:15 PM during the school year. These hours of operation are not expected change.
- The proposed additions will be designed to be architecturally conforming with the existing facility.
- The applicant is not aware of any hazardous or toxic substances located on the subject property.
- The proposed development complies with all adopted standards, ordinances, and regulations.

The proposed improvements are meant to improve and enhance an existing facility. This school has been in place for over 35 years. The improvements and renovations will increase capacity, will create a better educational environment, and will meet the needs of future students. Please contact us if you have any questions or require additional information.

Thank you,

Andrew Yeagle

Rinker Design Associates, PC
9300 West Courthouse Road, Suite 300
Manassas, Virginia 20110

County of Fairfax, Virginia

MEMORANDUM

DATE: October 18, 2012

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

FROM: Sharad Regmi, Stormwater Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PRC Application # PRC-C-203, Terraset Valley Elementary School, PRC plan dated August 17, 2012, LDS Project # 6520-ZONA-001-1, Tax Map # 26-2-02-0006, Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). Applicant is proposing to provide 40. 38% (40% is required) phosphorous removal rate for the site with pervious pavement, filterra units, and conservation area.

Stormwater outfall encroaches into the RPA. The Water Quality Impact Assessment (WQIA) for the RPA encroachment for the outfall may be included in the Site plan per LTI 06-07.

Floodplain
There are regulated floodplains on the property. It appears that the proposed Limits of Clearing and Grading (LCG) is outside the floodplain.

Downstream Drainage Complaints
There are no recent downstream drainage complaints on file.

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant is proposing pervious asphalt, and an underground detention facility on site. Applicant needs to show the proposed facilities on the plat and provide approximate sizing calculation for the stormwater management (SWM) systems to demonstrate that the proposed SWM facilities meet the storm

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

water detention requirements of PFM for 2 and 10 year storm events. Applicant needs to demonstrate on the plat that the post-development 2 and 10 year flows are detained on-site and released at pre-development rates.

Site Outfall

An outfall narrative has been provided, however, the outfall needs to be analyzed from the development site to the point at which the total drainage area is at least 100 times greater than the development site. Applicant needs to demonstrate capacity and non-erosive velocities of the downstream drainage system (ZO 18-202.10.F). Clearly show the bed and bank for all outfalls. Applicant needs to provide existing condition of the outfalls, pre and post development condition runoff for the outfalls, and needs to demonstrate the concentrated outfall contained within their banks with non-erosive velocity for all outfalls. The outfalls need to be adequate. Gabion weirs have been proposed off site. Applicant needs to demonstrate on the plat that the proposed weirs can provide adequate outfall (10-year capacity and 2-yr non-erosive velocity) within the outfall channels. Applicant needs to get permission to install the gabion weirs from the off-site owner before final approval of the site plan. Also, a maintenance agreement to maintain the gabion weirs is required before the final approval of the site plan. If the outfalls are not adequate, either outfalls need to be fixed or provide on-site extended detention with a proportional improvement & no adverse impact to the downstream drainage system (as per PFM 6-0203.4A).

Additional Comment

Stormwater Planning Division (SWPD) is working with FCPS to address stormwater and to provide stormwater enhancements for the school site. Please contact SWPD for more information.

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

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Shahab Baig, Chief North Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 12, 2012

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

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Terraset Elementary School, PRC C-203

RE: Request received October 11, 2012 to review PRC Plan

I have reviewed the above referenced PRC Plan, stamped as received by the Zoning Evaluation Division on October 10, 2012. The following comments are based on this review and site visit conducted during review of previous submissions of this application.

1. **Comment:** A portion of the area indicated as existing tree canopy to remain (Sheet 5 of 12) extends into the area of the proposed soccer field in the southern portion of the site. It seems that with the addition of the soccer field with this submission would require the removal of this area of existing trees.

   Recommendation: Ensure that the area shown as existing tree canopy to remain is accurately indicated.

2. **Comment:** It is understood that outstanding issues regarding stormwater mitigation remain regarding this site. Addressing these issues may affect limits of clearing and grading shown on the current plan submission, and consequently tree preservation and potentially transitional screening.

   Recommendation: Ensure that any revisions affecting limits of clearing and grading as shown on this plan also reflect any resulting changes regarding tree preservation and transitional screening and ensure that the proposed plan satisfies all requirements.

If there are any questions or further assistance is needed, please contact me at (703)324-1770.

HCW/
UFMDID #: 171862

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2012

TO: Megan Brady
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. PRC C-203**
Tax Map No. 026-2-((02))- 0006

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

1. The application property is located in the Difficult Run (D3) watershed. It would be sewered into the **Blue Plains** Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the **Blue Plains** 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.

3. An existing 8 inch line located in an easement and on the property **is** adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments**:

County of Fairfax, Virginia

MEMORANDUM

DATE: August 30, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4(PRC C-203)

SUBJECT: PRC C-203; Fairfax County Public Schools
Land Identification Map: 26-2-((2))-6

This department has reviewed the PRC plat revised through August 17, 2012. We have the following comments:

- The proposed plan shows potential conflict for those exiting the kiss-and-ride lane and the two-way driveway on the east side of the lot. The current design also lacks sufficient guidance for drivers entering the site for different purposes, i.e. kiss-and-ride or parking. The Applicant did not address this issue in the resubmission and should redesign the geometrics of the parking lot and include striping at the entrances, signage, and pavement markings to demonstrate safer and clearer vehicular circulation.
- The first parking space in the side parking lot is too close to the entrance of the driveway and should be removed. A "No Left Turn" sign should be placed at the driveway entrance for those exiting the side parking lot.
- FCDOT requests that a complete pedestrian circulation plan be provided. The current plan lacks clarity on showing how sidewalks, crosswalks, asphalt trails, and the pedestrian bridge are connected onsite and with offsite sidewalks.
- All sidewalks onsite should be upgraded to 5' and be ADA compliant. Additionally, sidewalks on Ridge Heights Road on the frontage of the property should also be upgraded to 5' and in compliance with ADA standards.
- Bicycle racks should be provided onsite for students and faculty.
- The Applicant should clarify whether the parking lot along the side of the building is for staff only or other purposes and show accordingly in the site plan.

AKR/AY

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 24, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4(PRC C-203)

SUBJECT: ADDENDUM PRC C-203; Fairfax County Public Schools
Land Identification Map: 26-2-((2))-6

This department has reviewed the PRC plat revised through October18, 2012. We have the following concerns and comments:

- The Applicant needs to upgrade the existing sidewalks or walkways to ADA standards. This improvement is essential since this is an elementary school site and extensive clearing and grading of the site is proposed.. The Applicant needs to either upgrade the pedestrian facilities to 5 feet in width or construct ADA-compliant turnarounds every 200 feet. The ADA upgrades should be applied to:
    - Sidewalk on Ridge Heights Road on the Applicant's frontage. In the October 18th plat, the Applicant shows a 5 foot sidewalk along Ridge Heights Road on the PRC plat but the Pedestrian Circulation Plan on Sheet 11 does not reflect the ADA-compliant change. Please display the 5 foot sidewalk accordingly in the Pedestrian Circulation Plan on Sheet 11.
    - Sidewalk along the western edge of the property, from Ridge Heights Road to the side parking lot.
    - Sidewalk along the eastern edge of the property, from Ridge Heights Road to the proposed 8 foot asphalt trail.
- The Applicant did not make the necessary revisions to the PRC plat per their response to staff on October 19, 2012. The following are the outstanding issues to be modified in the PRC plat per the Applicant's response:
    - The western ingress-only entrance should have an "Entrance Only" sign posted at the entrance to provide clear guidance for drivers.
    - The proposed "Stop" and "No Right Turn" signs at the western end of the parking lot should be removed and replaced with a "Do Not Enter" sign. The current proposed signs coupled with the parking lot directional arrows would cause potential confusion for drivers and vehicular conflicts at the western end of parking lot.
    - Please show the two-lane striping (for bus and car) at the western entrance to direct ingress traffic.

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- The proposed geometrics at the eastern end of parking lot should be redesigned. The latest plat still shows two exit lanes from the same end of the parking lot. Staff believes the proposed design would cause potential conflicts and has suggested an alternative layout to the Applicant for consideration. However, the Applicant has retained the awkwardly angled exiting lanes at the eastern end of parking lot.
- The Applicant should provide a CG-12 ramp at the bus drop-off/pick-up area in the front of the building.
- The Applicant should install both bicycle racks in front of the building. The latest resubmission shows one rack in front of the building and the second on the eastern side of the building by the proposed art/music addition. Both bicycle racks should be installed near the front entrance for the safety of bicyclist and the security of parked bicycles.

AKR/AY

County of Fairfax, Virginia

MEMORANDUM

DATE: November 6, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

MAD for AKR

FILE: 3-4(PRC C-203)

SUBJECT: ADDENDUM 2; PRC C-203; Fairfax County Public Schools
Land Identification Map: 26-2-((2))-6

This department has reviewed the PRC plat, dated June 8, 2012, as revised through October18, 2012 and the Development Conditions dated November 15, 2012. We have the following concerns and comments:

- The Applicant should narrow the exit-only access at Ridge Heights Road to no more than 30 feet. The western side of the curb at the exit will need to be modified and extended to prevent potential vehicle collisions. Additionally, a "Do Not Enter" sign will be placed on both sides of the curbs, facing north, at the exit and a "No Right Turn" sign will be placed along Ridge Heights Road, facing west, to warn vehicles in the right lane of the traffic movement.
- The proposed geometrics at the upper parking lot should be redesigned. Staff recommends the following:
    - At the eastern end of the upper parking lot, the northern curb should be extended so the exit point is no more than 30 feet wide, in order to prevent wrong-way vehicles from turning into the parking lot. Additional signage is also proposed by staff per previous comment.
    - At the western end the upper parking lot, the northern curb should be extended so the entry point is no more than 25 feet wide, in order to prevent vehicles from exiting into the entrance-only lane. Additional signage is proposed by staff per previous comment.
    - The arrows pointing west in the northern part of the parking lot should be removed.
    - The latest plat still shows two exit lanes from the same end of the parking lot. Staff believes the proposed design would cause potential conflicts and has suggested an alternative layout to the Applicant for consideration. However, the Applicant has retained the awkwardly angled exiting lanes at the eastern end of parking lot.
- The Applicant needs to upgrade the existing sidewalks or walkways to ADA standards. This improvement is essential since this is an elementary school site and extensive clearing and grading of the site is proposed. The Applicant needs to either upgrade

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the pedestrian facilities to 5 feet in width or construct ADA-compliant turnarounds every 200 feet. The ADA upgrades should be applied to:

- Sidewalk on Ridge Heights Road on the Applicant's frontage. In the October 18th plat, the Applicant shows a 5 foot sidewalk along Ridge Heights Road on the PRC plat but the Pedestrian Circulation Plan on Sheet 11 does not reflect the ADA-compliant change. Please display the 5 foot sidewalk accordingly in the Pedestrian Circulation Plan on Sheet 11.
- Sidewalk along the western edge of the property, from Ridge Heights Road to the side parking lot.
- Sidewalk along the eastern edge of the property, from Ridge Heights Road to the proposed 8 foot asphalt trail.

- The Applicant did not make the necessary revisions to the PRC plat per their response to staff on October 19, 2012. The following are the outstanding issues to be modified in the PRC plat per the Applicant's response:
  - The western ingress-only entrance should have an "Entrance Only" sign posted at the entrance to provide clear guidance for drivers.
  - The proposed "Stop" and "No Right Turn" signs at the western end of the parking lot should be removed and replaced with a "Do Not Enter" sign. The current proposed signs coupled with the parking lot directional arrows would cause potential confusion for drivers and vehicular conflicts at the western end of parking lot.
  - Please show the two-lane striping (for bus and car) at the western entrance to direct ingress traffic.
- The Applicant needs to show the lane striping at the entrance-only and exit-only access points off of Ridge Heights Road. FCDOT staff had asked the Applicant to show striping early on during the review process to ensure safe traffic circulation but the Applicant did not make any improvement to the plan.
- The Applicant should provide a CG-12 ramp in close proximity to the proposed handicap ramp with HR-1 in the front of the building at the bus drop-off/pick-up area.
- The specific type, number, and locations of the bicycle racks shall be determined at the time of site plan subject to the approval of FCDOT. The Applicant should install both bicycle racks in front of the building. The latest resubmission shows one rack in front of the building and the second on the eastern side of the building by the proposed art/music addition. Both bicycle racks should be installed near the front entrance for the safety of bicyclist and the security of parked bicycles.

AKR/AY

APPENDIX 7

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

August 17, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PRC C-203; Terraset Elementary School Expansion

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 comment.

Sight distance for the entrances should be verified.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

TO: Steve Nicholson, Coordinator, Capital Projects
Fairfax County Public Schools

DATE: August 3, 2012

FROM: Chris Caperton, Chief, Facilities Planning Branch
Department of Planning and Zoning

SUBJECT: Feature Shown/2232 Review for Terraset Elementary School/Expansion/Renovation 11411 Ridge Heights Road, Reston, Virginia, Tax Map 26-2 ((2)) 6

COMPREHENSIVE PLAN: Area III, Upper Potomac Planning District, UP5-Reston Community Planning Sector

Staff reviewed the materials submitted by Fairfax County Public Schools (FCPS) for the expansion and renovation of Terraset Elementary School, an existing public facility in the Upper Potomac Planning District, UP5-Reston Planning Sector, of the Comprehensive Plan.

According to the PRC application for improvements, the proposed expansion and renovation of Terraset Elementary School will include an Administrative Addition, an Art/Music Addition, two Classroom Additions, and a Multi-Purpose Addition (adding 102,064 sq. ft.).

It is our determination that the proposal meets the following Plan guidelines for public facilities:

Objective 10: Encourage full utilization of existing school facilities, whenever possible and reasonable, to support educational and community objectives.

Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.

Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the County's currently adopted Capital Improvement Program, and does not significantly impact on the character of the existing facility and its compatibility with the surrounding area.

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/

DEPARTMENT OF PLANNING & ZONING

Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.

Policy d. Promote equity between older and newer schools through the Renewal Program. Apply the same educational specifications used as a guide in the construction of new schools for planning the renewal of old ones. Consider expected future utilization rates when proposing renewal projects.

Policy e. Continue the practice of serving local communities, for scouts, senior citizen programs and other neighborhood based activities, through the use of school facilities. Cooperate by allowing the use of schools for the School Age Child Care program.

Policy f. Continue the practice of allowing the Park Authority to utilize sites before school construction begins.

Policy g. Provide space for other public service needs, when possible and reasonable, in underutilized schools.

No further 2232 review is required at this time. If you have any questions, please contact me or Connie Maier at (703) 324-1380.

CC/cam

cc: Frank de la Fe, Planning Commissioner, Hunter Mill District
Mark Hilty, Assistant Director, Design and Construction Services, FCPS
Barbara Lippa, Executive Director, Planning Commission
Megan Brady, Planner, Zoning Evaluation Division, DPZ
Scott Brown, Planner, Planning Division, DPZ
Connie A. Maier, Planner, Planning Division, DPZ
Shahab Baig, Chief, North Branch, Land Development Services, DPWES

County of Fairfax, Virginia

MEMORANDUM

DATE: September 12, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Environmental Assessment (DRAFT):**
PRC-C-203 (Terraset Elementary School)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the PRC plans dated June 8, 2012 and revised through August 17, 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 also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County Public Schools, proposes a Planned Residential Community (PRC) plan in order to construct improvements to Terraset Elementary School in Reston. The proposed improvements would add approximately 33,184 square feet to the existing school and includes the following additions:

- Administrative Addition (3,300 square feet)
- Art/Music Addition (7,600 square feet)
- Two Classroom Additions (10,900 square feet and 7,500 square feet)
- Multi-Purpose Addition (3,900 square feet)

All additions would be added around the perimeter of the existing building. Site improvements are also proposed to accommodate the building additions, including a redesign of the existing parking lot, additional parking, the provision of a kiss-and-ride drop-off area, and a new centralized pedestrian bridge from the parking lot to the building that would replace the two existing bridges. There are no proposed changes to the use of the property or operating hours with this application.

LOCATION AND CHARACTER OF THE AREA

The subject property is located at 11411 Ridge Heights Road in Reston and consists of a single 14.44-acre parcel: Tax Map 26-2 ((2)) parcel 6. Terraset Elementary School was originally built in 1976, and is unique in that it is built into the topography with an earth covered roof. The school is centrally located on the property and is surrounded by woods and tree cover along the perimeter of the site. A baseball field is located on the property south of the school building, along with a playground area. A parking lot and bus drop-off and turnaround road are located between the building and Ridge Heights Road.

The Snakeden Branch stream channel forms the south, southeast border of the property. The property to east is occupied by several athletic fields owned by Fairfax County Public Schools. To the immediate west and across the opposite side of Ridge Heights Road are single-family residences The area beyond the immediate surroundings is primarily residential with some parks and institutional uses.

COMPREHENSIVE PLAN MAP: Residential Planned Community

COMPREHENSIVE PLAN CITATIONS:

Environment

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . .

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas.

- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.

- 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.

- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

- Encourage shared parking between adjacent land uses where permitted.

- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .

Policy 1. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas. . .

Policy n. Optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals. . ."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 14-17.

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

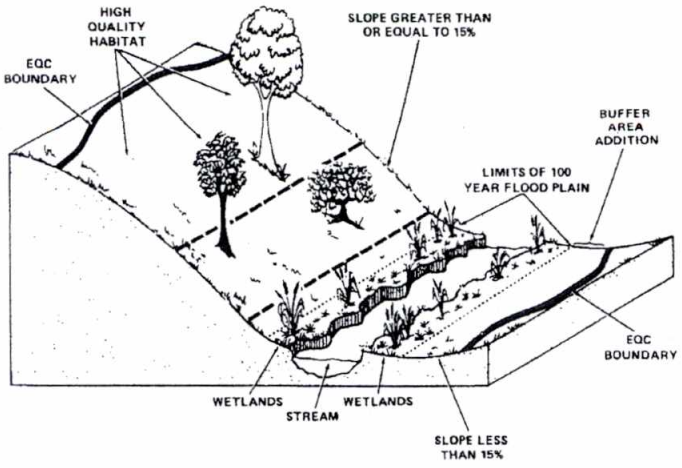
- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers

provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL
ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no

viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
- They will:
  - Either:
    - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
    - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

  and

  - Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.
- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered. . ."

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

"Objective 10: 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. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b. Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

Policy c. Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21.

"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. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating
system . . ."

ENVIRONMENTAL ANALYSIS

Snakeden Branch Stream Corridor

The subject property is located in the Difficult Run Watershed and Snakeden Branch stream is located adjacent the southeast boundary. The school property slopes down from Ridge Heights Road towards Snakeden Branch. The floodplain of Snakeden is located offsite; however, there is an associated Resource Protection Area (RPA) and an Environmental Quality Corridor (EQC) associated with the stream that both fall partially within the site.

Although it appeared there would be no impacts to the EQC, staff requested the applicant delineate the EQC on the PRC plans. The plans dated August 17, 2012 have the EQC added to them, and it is clear that no additional impacts to the EQC are anticipated as a result of the subject application.

Water Quantity and Quality

Originally, the applicant proposed a stormwater management waiver and did not propose any additional management of runoff from the site. A number of conservation easements are proposed where there exists tree cover and vegetation, and this was intended to provide the only management of water quality and quantity. The plans have since been revised to provide a series of gabion wiers, an underground stormwater management facility, and a filterra unit. The underground stormwater facility provides retention for 1.1 acres and outfalls to a series of three gabion wiers within the outfall channel in the southwestern conservation area. The wiers act to slow runoff velocity and reduce erosion. Wiers are also proposed at three of the other four outfall areas.

Although the stormwater features now proposed would improve the site's stormwater management, the majority of the site remains unmanaged, and the applicant has not provided enough detail on whether Snakeden Branch has capacity for additional outfall. Additionally, the applicant is proposing only 32.55% phosphorous removal. A removal amount of 40% would be required with a 20% or greater increase in impervious surface area; and although the applicant states the impervious area would not increase by 20% under the new plans, calculations have not been provided to show that a near 50% increase in the school building size along with an expanded parking would not provide at least 20% more impervious area.

At this time the adequacy of the stormwater quantity and quality management proposed by the applicant is unclear. Any proposed stormwater quantity and quality controls will be subject to review and approval by the Department of Public Works and Environmental Services.

Green Building Design

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The applicant, Fairfax County Public Schools (FCPS) has stated they will not pursue any specific green building certifications (such as LEED), but will implement various sustainable/green techniques in the design for the project.

School Board Policy 8542 provides general policies for schools for reduction in water use and carbon reduction, improvement of indoor and outdoor air quality, and participating in recycling; but there are no specific measurable objectives or strategies for achievement.

Staff requested that the applicant provide what green building practices they intend to incorporate into the new improvements for Sunrise Valley Elementary in order to advance the County's policy. Sheet 1 of the PRC plan now includes a Green Practices Narrative outlining the FCPS' commitment to green building practices for this site. Several of the items listed are stormwater management features that should be expected as part of the water quantity/quality strategy. The applicant is proposing to construct cool roofs over the addition areas of the building, which will help reflect more solar radiation and reduce energy consumption. They would also incorporate 'energy recovery wheels' in the mechanical system which will reuse waste energy in the building. No further details are provided, so staff has requested additional information on these commitments and what the expected energy savings would be.

Tree Preservation

Of the 14.4 acre subject property, approximately 6.92 acres or 48% of the site has existing tree canopy cover. Although the existing tree canopy that would remain after the proposed development would exceed the County's tree canopy target of 30% tree preservation for this site, a significant amount of tree canopy would be lost. The original submission proposed to preserve 5.73 acres of existing tree canopy, and the latest plans would only preserve 4.51 acres with a total tree canopy loss of almost 2.5 acres.

The additional loss of tree canopy (over an acre) between the original submission and the latest plans is due in large part to the provision of stormwater management features. While stormwater management must be provided it should not come at the expense of other environmental features if it can be avoided. The applicant should explore alternate SWM features that do not require as much impact to existing vegetation, and work with Urban Forestry Management Division to identify opportunities to maximize tree preservation and new planting areas.

Screening & Buffering

The proposed intensity of 0.16 FAR is low, and is compatible with the surrounding residential and public uses; however, the expansion of the school outward around its perimeter would result in reduced buffer areas on the west and east sides of the property adjacent to neighboring uses. The reduction of the screening and buffering is not an issue on the east side from a compatibility standpoint because the adjacent use is athletic fields and the property is also owned by FCPS. The west side is more of a concern because of the adjacent residences on Lino Court.

The reduction in the screening and buffering on the west boundary is in part due to the proposed 16-space parking lot for overflow event parking, and is in part due to the outfall areas for stormwater runoff. After the original submission, staff suggested removal of this lot because the proposed number of parking spaces exceeded the zoning ordinance requirement by 8 spaces, and because it was unclear how much of a necessity the additional parking area would be. At this time, the applicant is keeping the proposal for this parking area. Planning

and UFM staff has recommended the applicant provide additional evergreen plantings where they would not interfere with stormwater pipes in order to provide more screening of this parking area from the adjacent residences. Planning staff also suggested the parking lot be constructed of permeable surfaces since it would be primarily used as overflow parking, and this would be an opportunity to limit the amount of new impervious surface area.

COUNTYWIDE TRAILS PLAN

There are no planned trails on the Countywide Trails Plan Map for this site.

PGN/STB

APPENDIX 10

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 13, 2012

SUBJECT: PRC-C-203, Terraset Elementary School
Tax Map Number: 26-2 ((2)) 6

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources or service levels of the Park Authority.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Megan Brady

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

APPENDIX 11

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
Gatehouse Administration Center, Suite 3500
8115 Gatehouse Road
Falls Church, Virginia 22042

July 17, 2012

Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC C-203

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File

APPENDIX 12

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

July 10, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PRC C -203
Terraset Elementary School
Expansion
Tax Map: 26-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 8-inch water main located on the property. See the enclosed water system map.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

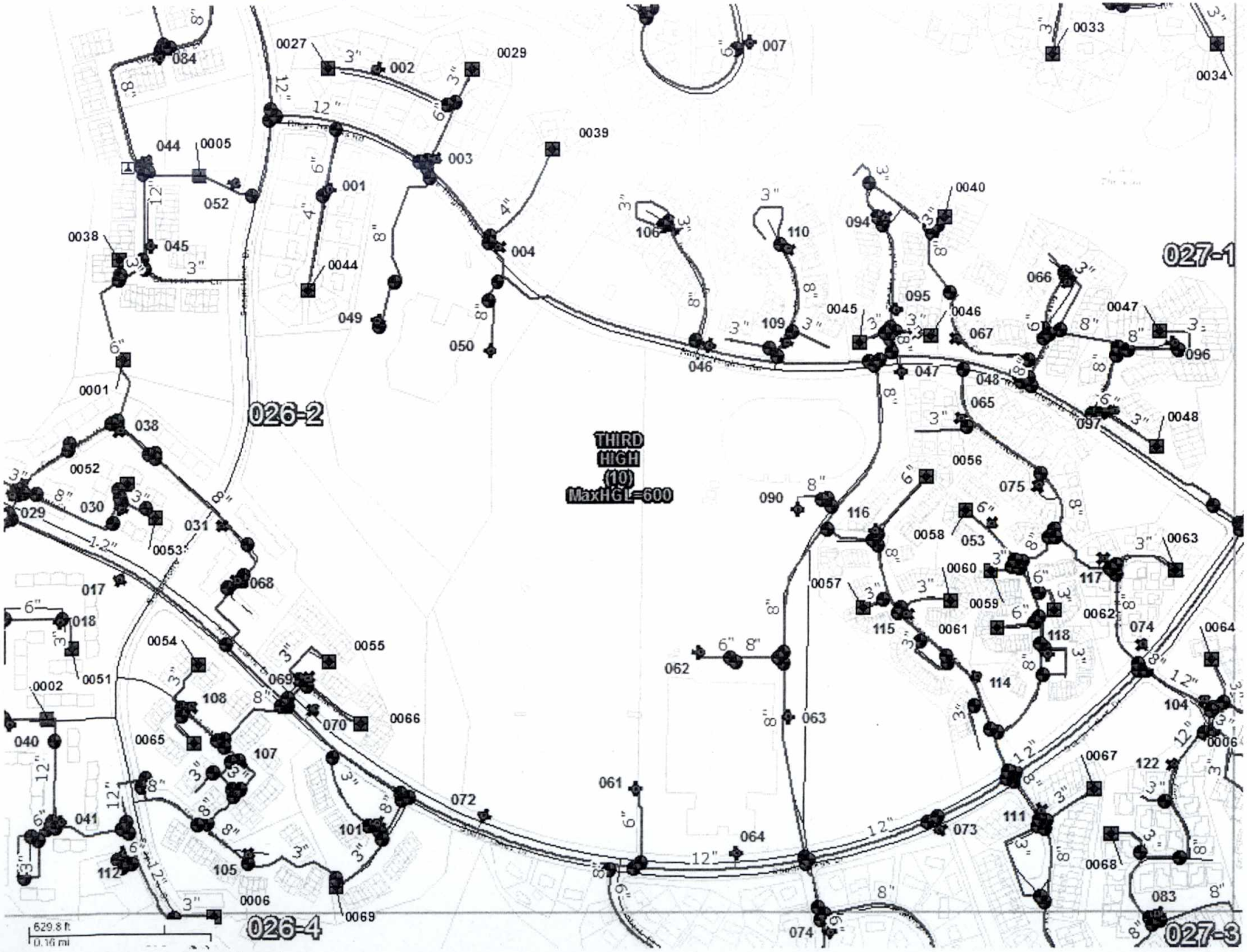
Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Sunny Sarna, FCPS

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



(note: scalebar is approximate)

County of Fairfax, Virginia

MEMORANDUM

DATE: July 2, 2011

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

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Planned Residential Community Application PRC C-203

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#425, Reston**

2. After construction programmed ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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