



County of Fairfax, Virginia

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

January 9, 2013

Corrected Letter

Susan Yantis
Hunton & Williams LLP
1751 Pinnacle Drive
Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment Application PCA 89-L-008

Dear Ms. Yantis:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 8, 2013, approving Proffered Condition Amendment Application PCA 89-L-008 in the name of Fairfax County School Board. The Board's action amends the proffers for Rezoning Application RZ 89-L-008, previously approved for a public school to permit an increase to the proffered gross floor area for renovation/expansion of existing facilities and associated modifications, subject to the proffers dated November 30, 2012. The subject property is located at 7101 Old Keene Mill Road, on approximately 8.14 acres of land zoned R-3 and HC [Tax Map 90-1 ((1)) 52], in the Lee District.

The Board also:

- Modified the transitional screening and barrier requirements along the applicable property lines in favor of the landscaping and fencing shown on the Generalized Development Plan (GDP).
- Waived construction of an on-road bike lane along Old Keene Mill Road in favor of the provision of a perpetual easement as proffered.
- Modified the minimum front yard requirement along Spring Road to permit a cooling tower and concrete pad as shown on the GDP, pursuant to paragraph 3G of Section 10-104 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

- Modified the major paved trail along Old Keene Mill Road recommended in the Comprehensive Plan in favor of the alternative trail design shown on the GDP and as proffered.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Jeff McKay, Lee District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 8th day of January, 2013, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 89-L-008**

WHEREAS, the Fairfax County School Board, filed in the proper form an application to amend the proffers for RZ 89-L-008 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 8th day of January, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors

FAIRFAX COUNTY SCHOOL BOARD
(GARFIELD ELEMENTARY SCHOOL)

PCA 89-L-008

PROFFER STATEMENT

SEPTEMBER 24, 2012

OCTOBER 9, 2012

OCTOBER 19, 2012

OCTOBER 25, 2012

NOVEMBER 7, 2012

NOVEMBER 26, 2012

NOVEMBER 29, 2012

NOVEMBER 30, 2012

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

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.30.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated June 29, 2012, and revised through November 7, 2012, prepared by BC Consultants, consisting of thirteen (13) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to provide future additions to the building, temporary classroom trailers and/or modifications to the existing recreational facilities without the need for a Proffered Condition Amendment.
3. **Old Keene Mill Road.**
 - A. **Trail.** Subject to VDOT approval, the Applicant shall, concurrent with the construction of the building additions and related site improvements, construct a trail (i.e. sidewalk under applicable VDOT regulations) that is eight (8) foot wide, except in those areas where the trail may be less than eight (8) feet wide to accommodate existing utilities, as shown on Sheet 13 of the GDP. The proposed chain link fence shall be located in a manner to provide at least one (1) foot of separation between the trail and fence. The trail may be the subject of a separate site plan or public

improvement plan from the building additions and other related site improvements. If determined necessary by FCDOT and/or VDOT, then upon request, the Applicant shall convey to the Board a perpetual trail easement along the Old Keene Mill Road frontage of the Property consisting of up to twenty (20) feet from the existing right of way for Old Keene Mill Road, as shown on the GDP, for the purpose of accommodating the eight (8) foot wide trail.

- B. **On-Road Bicycle Lane.** Upon written request by Fairfax County, the Applicant shall convey to the Board a perpetual public street easement along a portion of Old Keene Mill Road up to 170 feet in length along the Property's frontage, consisting of up to an additional five (5) feet from the trail easement referenced in Proffer 3A above, for the purpose of accommodating an on-road bicycle lane to be constructed by others.

4. **Spring Road.**

- A. **Public Street Easement.** Prior to issuance of the Non-RUP for the proposed building additions, the Applicant shall convey to the Board a perpetual public street easement along the Spring Road frontage of the Property, consisting of twenty-eight (28) feet from the existing centerline of Spring Road, as shown on the GDP, for the purpose of future public street and related improvements to be constructed by others.
- B. **Sidewalk.** The existing four (4) foot-wide sidewalk located along the Property frontage of Spring Road shall be widened, concurrent with the construction of the building additions and related site improvements, to five (5) feet in accordance with VDOT standards. However, the sidewalk may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.
- C. **Bicycle Signage.** Shared usage signage to consist of a shared bicycle lane marking (sharrow) and a bicycle route sign shall be provided along the southbound portion of Spring Road along the frontage of the Property.

5. **Cooling Tower.** The proposed cooling tower located at the northeastern corner of the school building shall be screened to mitigate the visibility of such equipment from the public streets with a brick wall that is compatible with the façade of the building and landscaping as shown on Sheet 12 of the GDP. The facilities located within the brick enclosure for the cooling tower will not generate noise that is louder than the noise anticipated with use of the BAC FXV-0812B-24T-O Cooling Tower with the Whisper Quiet Fan option currently proposed by the Applicant.

6. **Native, Non-Invasive Plant Materials.** Only native, non-invasive plant materials shall be used within the open space areas, subject to approval by the Urban Forest Management Division.
7. **Green Building Principles.** The Applicant shall work with its architect to incorporate, in Applicant's sole discretion, environmentally sustainable attributes into its building program which may include, but are not necessarily limited to, such elements as high efficiency mechanical systems and lighting, high reflective roof (cool roof), water efficient fixtures, low emissivity glazing (windows), sunshades, and recycling programs.
8. **Stormwater Management/Best Management Practices (BMPs).** Stormwater management/BMPs shall be provided in substantial conformance with that shown on the GDP. In addition, concurrent with the construction of the building additions and related site improvements, the Applicant shall incorporate a Low Impact Development (LID) facility, such as, but not limited to, pervious pavers, compost soil amendments or similar measures, to retain on-site up to the first two inches of rainfall for the area disturbed for such building additions and related site improvements, to the extent feasible in accordance with the ongoing coordination between the Applicant and the Stormwater Planning Division, DPWES. The LID facility may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD

Applicant and Title Owner of

Tax Map Parcel 90-1-((1))-52

By: 

Name: Dean A. Tistadt

Title: COO

GARFIELD ELEMENTARY SCHOOL

GENERALIZED DEVELOPMENT PLAN

PCA 89-L-008

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

JUNE 29, 2012

REVISED: AUGUST 16, 2012

REVISED: SEPTEMBER 24, 2012

REVISED: OCTOBER 5, 2012

REVISED: OCTOBER 19, 2012

REVISED: OCTOBER 26, 2012

REVISED: NOVEMBER 7, 2012



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

OWNER/APPLICANT

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

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

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

ATTORNEY/AGENT

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

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERALIZED DEVELOPMENT PLAN
3	GENERAL NOTES AND COMMENTS
4	BMP COMPUTATIONS
5	STORMWATER CALCULATIONS
6	STORMWATER CALCULATIONS
7	OUTFALL & EXTENT OF REVIEW COMPUTATIONS
8	ADEQUATE OUTFALL ANALYSIS
9	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
10	LANDSCAPE PLAN
11	LANDSCAPE DETAILS
12	COOLING TOWER ELEVATIONS AND DETAILS
13	TRAIL EXHIBIT

BC Consultants

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



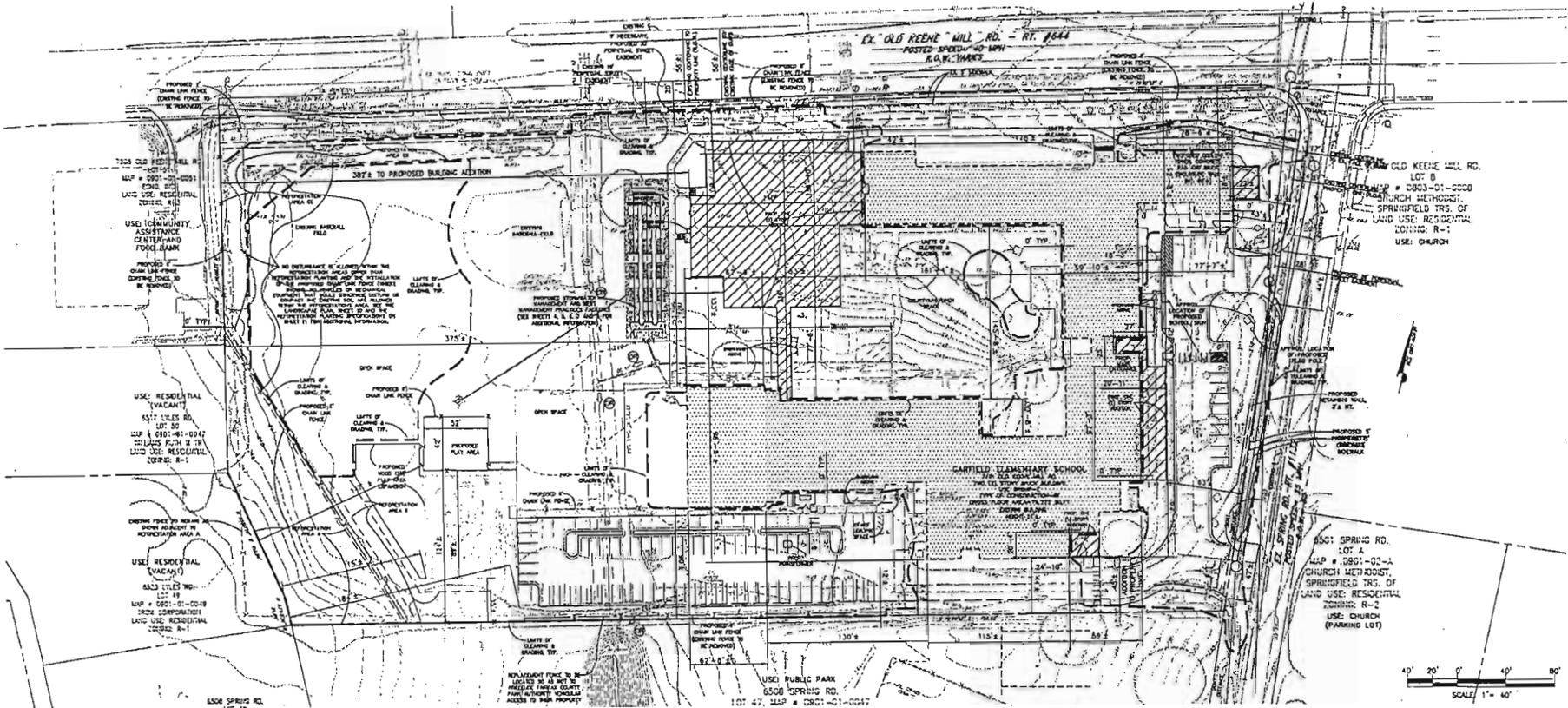
SHEET 1 OF 13
PROJECT # 11518.01

LOT 4B, MAP # 0801-01-0048
 SPRINGFIELD PLAZA LLC
 LAND USE: COMMUNITY RETAIL
 ZONING: C-6

SPRINGFIELD PLAZA LLC
 LAND USE: COMMUNITY RETAIL ZONING: C-6

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

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



SITE TABULATIONS:

EXISTING ZONING:	R-3, H-C
EXISTING USE:	ELEMENTARY SCHOOL
LAND AREA:	6,136.4 AC. OF 304,319 A.C. (1)
EXISTING GROSS FLOOR AREA:	58,661 S.F.
APPROVED GROSS FLOOR AREA:	73,778 S.F.
PROPOSED ADDITIONAL GROSS FLOOR AREA:	4,597 S.F.
PROPOSED TOTAL GROSS FLOOR AREA:	78,373 S.F.
EXISTING FLOOR AREA RATIO:	0.17
APPROVED FLOOR AREA RATIO:	0.21
MAXIMUM FLOOR AREA RATIO ALLOWED BY ORDINANCE:	0.30 (PUBLIC USES)
PROPOSED FLOOR AREA RATIO:	0.22 ±
OPEN SPACE REQUIRED:	NO REQUIREMENT
OPEN SPACE PROVIDED:	217,121 S.F. ± (81.2% A. OF LAND AREA)
PARKING SPACES REQUIRED:	80 SPACES (2)
PARKING SPACES PROVIDED:	78 SPACES
LOADING SPACES REQUIRED:	2 SPACES
LOADING SPACES PROVIDED:	2 SPACES
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
MAXIMUM BUILDING HEIGHT PROPOSED:	28.75' ±

GENERAL NOTES:

1. THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MAJOR SITE PLAN (9598-148P-002) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWS). 9598-148P-002 IS BEING REVIEWED CONCURRENT WITH THIS PROPOSED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWS PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18, PART 2, SECTION 204, PARAGRAPH 6 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE DIMENSIONS FOR ALL PROPOSED STRUCTURES (EXPANSION)

SITE TABULATIONS FOOTNOTES:

- (1) THE APPROVED REZONING 89-L-008 REFLECTED THE LAND AREA AS APPROXIMATELY 8,053 ACRES. THE AREA WAS BASED ON INFORMATION OF RECORD AND DID NOT CONSTITUTE A FIELD RUN BOUNDARY SURVEY. IT WAS LISTED AS "8,053 ACRES OF LAND, MORE OR LESS" IN THE METES AND BOUNDS DESCRIPTION INCLUDED WITH 89-L-008.
- (2) THE BOUNDARY INFORMATION SHOWN ON THIS GDP WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011. THE BOUNDARY SURVEY CONTAINED THE ACTUAL SITE AREA AS 81.4 ACRES (354,819 S.F.) AND SHALL BE THE BASIS OF THE LAND AREA PROPOSED WITH THIS PROPOSED CONDITION AMENDMENT APPLICATION. NO DEDICATION, SALE OR OTHERWISE TRANSFER OF LAND IS PROPOSED WITH THIS PROPOSED CONDITION AMENDMENT APPLICATION.
- (3) ONE (1) SPACE PER EACH FACULTY OR STAFF MEMBER AND OTHER FULL-TIME EMPLOYEE FOR 84 SPACES PLUS FOUR (4) VISITOR SPACES BASED ON A PREVIOUS REVIEW BY THE DIRECTOR.

LEGEND:

-  PROPOSED BUILDING EXPANSION
-  EXISTING BUILDING
-  APPROXIMATE LIMITS OF CLEARING AND GRADING

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
1	17,133.81	264.79	172.40	N 77°25'28" E	264.72	9°33'08"
2	32.00	55.88	38.16	S 21°22'27" E	42.02	100°02'41"

BC Consultants
 Planners, Engineers, Surveyors, Landscape Architects
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 www.bccon.com



GENERALIZED DEVELOPMENT PLAN
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**

DESIGNED BY: BOB
DRAWN BY: CAD
CHECKED BY: PLR
DATE: JUNE 28, 2012
SCALE: HOR 1" = 40'
VERT. 1" = 40'
SHEET 2 OF 13
CD: NO
CAD NAME: 015180CP
LAYOUT: GDP
FILE NO: 1151801-00

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS GENERALIZED ORDINANCE (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #0-1 (1) PARCEL 52 AND IS ZONED R-3-M-C.
2. THE FAIRFAX COUNTY SCHOOL BOARD PROPOSES AN EXPANSION TO GARFIELD ELEMENTARY SCHOOL, A MAJOR SITE PLAN (0099-MSB-003) FOR THE EXPANSION WAS SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ON MAY 8, 2012 AND IS CURRENTLY UNDER REVIEW. A REZONING APPLICATION (RZ 89-L-008) WAS APPROVED FOR THE SCHOOL. THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 28, 1989, THIS REZONING PERMITTED FUTURE EXPANSION OF THE SCHOOL UP TO A MAXIMUM GROSS FLOOR AREA (GFA) OF 73,778 SQUARE FEET AND A FLOOR AREA RATIO (FAR) UP TO 0.21. THE PURPOSE OF THE PROPOSED ZONING AMENDMENT APPLICATION IS TO PERMIT AN ADDITIONAL 4,397 SQUARE FEET FOR THE PROPOSED EXPANSION OF THE SCHOOL, FOR A TOTAL OF 78,175 SQUARE FEET (A.623 FAR).
3. THE BOUNDARY INFORMATION SHOWN ON THIS GDP IS TAKEN FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011.
4. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS BASED ON PHOTOMETRIC MAPPING PREPARED BY MOCKEISE SHOYER, INC. AND FIELD ENHANCEMENTS PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011. THE TOPOGRAPHY IS SHOWN AT ONE (1) FOOT CONTOUR INTERVALS.
6. THE PROPERTY SHOWN ON THIS GDP IS IN THE LEE MAGISTERAL DISTRICT, ACOTONK-LOWER POTOMAC SANITARY SEWER SHED AND THE ACOTONK CREEK WATERSHED.
8. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS AS PREVIOUSLY APPROVED, MODIFIED OR WAIVED IN CONSULTATION WITH THE APPROVAL OF RZ 89-L-008 AND THIS GDP AS LISTED BELOW.

IN ACCORDANCE WITH THE PROVISIONS OF FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-303, PARAGRAPH 1.A, A MODIFICATION OF THE TYPE ONE (1) TRANSITIONAL SCREENING REQUIREMENTS ADJACENT TO THE RESIDENTIAL PROPERTIES AT THE SOUTHWESTERN PROPERTY LINES IS REQUESTED TO PERMIT THE USE OF THE PROPOSED REVEGETATION AREA 'A' AND THE SUPPLEMENTAL EVERGREEN AND DECIDUOUS TREES AS SHOWN ON THE PLAN. SEE SHEETS 10 AND 11 FOR ADDITIONAL INFORMATION.

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

IN ACCORDANCE WITH THE PROVISIONS OF FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-303, PARAGRAPH 1.A, A MODIFICATION OF THE TYPE ONE (1) TRANSITIONAL SCREENING REQUIREMENTS ADJACENT TO THE ECHO, INC. PROPERTY AT THE WESTERN PROPERTY LINE IS REQUESTED TO PERMIT THE USE OF THE PROPOSED REVEGETATION AREA 'C' AS SHOWN ON THE PLAN. SEE SHEETS 10 AND 11 FOR ADDITIONAL INFORMATION.

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

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

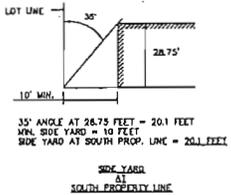
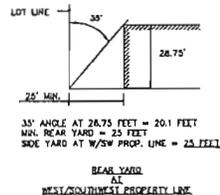
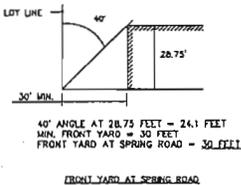
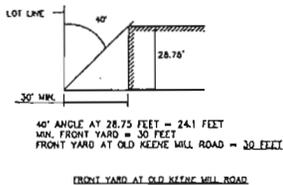
REQUEST BOARD OF SUPERVISORS' APPROVAL TO ALLOW AN APPROXIMATELY 20 FEET HIGH BRICK ENCLOSURE WALL (AT THE COOLING TOWER AT THE NORTH-EAST CORNER OF THE SITE) ON THE FRONT YARD OF THE SCHOOL'S FRONTAGE WITH SPRING ROAD.

7. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002), A MAJOR PAVED TRAIL IS REQUIRED ALONG THE SITE'S FRONTAGE WITH OLD KEENE HILL ROAD (AT. #44). A MODIFICATION OF THIS REQUIREMENT HAS BEEN REQUESTED. SEE GENERAL NOTE 8 ABOVE. NO TRAIL IS REQUIRED ALONG THE SITE'S FRONTAGE WITH SPRING ROAD (AT. 1132). A MAJOR PAVED TRAIL IS REQUIRED ON THE EASTERN (OPPOSITE) SIDE OF SPRING ROAD.
8. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER PUBLIC AGENCY FOR THIS DEVELOPMENT.
9. THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD. NO TITLE REPORT WAS FURNISHED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDING EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.6, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VS 872-10-11 - WISCONSIN HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
11. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
12. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROPRIATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, DETERMINING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER BY APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
14. THE PROPERTY IS LOCATED WITHIN THE SPRINGVILLE COMMUNITY PLANNING SECTOR (S4) OF THE SPRINGFIELD PLANNING DISTRICT (AREA IV) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR PUBLIC USE.
15. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

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

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

- A. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- B. THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES ARE AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN (GDP). THE TOTAL GROSS FLOOR AREA AND THE BUILDING FOOTPRINT PRESENTED IN THE SITE TABULATIONS SHOWN ON SHEET 2 ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GDP ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THIS GDP ARE SUBJECT TO MINOR MODIFICATIONS PURSUANT TO PAR. 5 OF 18-204 OF THE ZONING ORDINANCE. THE ANGLE OF BULK PLANE IS AS SHOWN BELOW.
- C. THE PROPOSED TRAFFIC CIRCULATION IS AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 7 FOR INFORMATION CONCERNING THE TRAILS REQUIREMENT.
- D. OPEN SPACE AREAS ARE AS SHOWN ON THE PLAN. COMMUNITY FACILITIES AND/OR PUBLIC FACILITIES INCLUDE THE EXISTING AND PROPOSED (STRUCTURED) PLAY AREAS, THE EXISTING BASKETBALL COURT AND THE BASEBALL/OPEN FIELDS.
- E. TWO (2) PROPOSED SANITARY SEWER LATERALS CONNECTING TO THE EXISTING SANITARY SEWER ARE AS SHOWN ON THE PLAN. NO OTHER SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS GDP.
- F. ALL STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THE PROPERTY ARE PROVIDED ON SHEETS 4, 5, 6, 7 AND 8.
- G. THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ARE AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 9 FOR ADDITIONAL INFORMATION.
- H. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR REQUIRED PARKING SPACE INFORMATION.
- I. REFER TO GENERAL NOTE 4 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
- J. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY.
- K. THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT USING TRANSITIONAL SCREENING AND BARRIERS AS APPROVED, SITUATED OR WAIVED. REFER TO SHEET 11 FOR ADDITIONAL INFORMATION CONCERNING TRANSITIONAL SCREENING AND BARRIERS.
- L. THE EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN. REFER TO SHEET 8 FOR THEIR LOCATIONS AND DATES OF CONSTRUCTION. THE EXISTING TEMPORARY (CLASSROOM) TRAILERS WILL BE REMOVED. ALL OTHER EXISTING STRUCTURES WILL BE RETAINED.
- M. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING GROSS FLOOR AREA AND THE FLOOR AREA RATIO. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE.
- N. NOT APPLICABLE. RESIDENTIAL UNITS ARE NOT PROPOSED WITH THIS APPLICATION. MINIMUM OPEN SPACE PROVIDED IS NOT A REQUIREMENT OF THE R-3 ZONE.
- O. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- P. THERE ARE NO PUBLIC IMPROVEMENTS TO THE EXISTING ROADWAYS PROPOSED WITH THIS GDP. ALL OTHER IMPROVEMENTS TO THE SITE ARE AS SHOWN ON THE PLAN. REFER TO NOTE 0 FOR CONSTRUCTION TRAFFIC INFORMATION.
- Q. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT HAS NOT BEEN DETERMINED BY THE APPLICANT AND WILL DEPEND ON THE PROJECTED NEEDS OF THE SCHOOL DISTRICT.
- R. NO FLOODPLAINS (AS DESIGNATED BY THE FEDERAL EMERGENCY AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE PROTECTION AREAS OR ENVIRONMENT QUALITY CORRIDORS ARE LOCATED ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA.
- S. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY PROPOSED WITH THIS PLAN. ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN.
- T. THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. INFORMATION CONCERNING PROPOSED LANDSCAPING AND SCREENING IS AS SHOWN ON SHEET 10 AND 11. REFER TO SHEETS 9 FOR INFORMATION CONCERNING DISTANT VEGETATION.
- U. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL LOCATED ON THE SITE.
- V. APPLICANT AND OWNER:
FAIRFAX COUNTY SCHOOL BOARD
8110 GATHEHOUSE ROAD
SUITE 5400
FALLS CHURCH, VA 22042



ANGLE OF BULK PLANE
NO SCALE

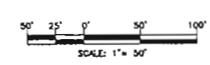
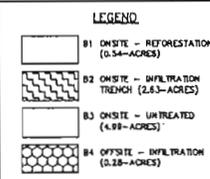
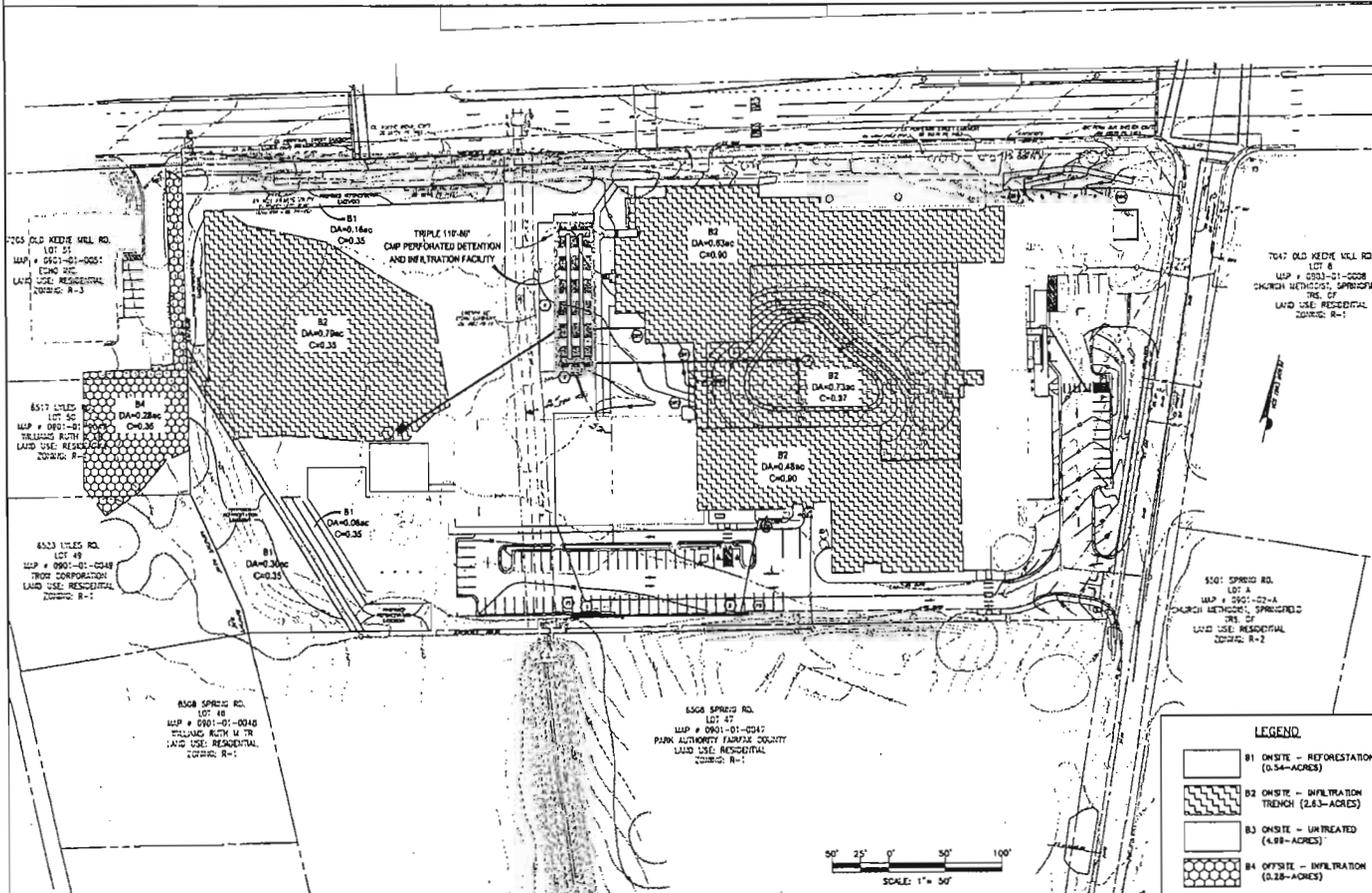
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GENERAL NOTES AND COMMENTS
PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
RENOVATION & EXPANSION**
FAIRFAX COUNTY, VIRGINIA

REVISIONS	NO. 1	DATE	DESCRIPTION
REVISIONS	2	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	3	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	4	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	5	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	6	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	7	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	8	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	9	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	10	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	11	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	12	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	13	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	14	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	15	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	16	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	17	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	18	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	19	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	20	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	21	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	22	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	23	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	24	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	25	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	26	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	27	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	28	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	29	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	30	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	31	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	32	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	33	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
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REVISIONS	36	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	37	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	38	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	39	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	40	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
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REVISIONS	48	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	49	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
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REVISIONS	51	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	52	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	53	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	54	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	55	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
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REVISIONS	63	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	64	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	65	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
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REVISIONS	67	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	68	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	69	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	70	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	71	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	72	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	73	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	74	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	75	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	76	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	77	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	78	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	79	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	80	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	81	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	82	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	83	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	84	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	85	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
REVISIONS	86	10-15-12	REVISIONS TO SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 1

WATER QUALITY MAP
1"=50'



NOTE: THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MAJOR SITE PLAN (S599-WSP-001) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). S599-WSP-002 IS BEING REVIEWED CONCURRENTLY WITH THIS PROPOSED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, PART 2, SECTION 204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

WATER QUALITY NARRATIVE

THIS SITE IS WITHIN THE ACCOTINK WATERSHED. THE INCREASE IN IMPERVIOUS AREA IS 13.8K WHICH IS LESS THAN THE 20K MAXIMUM REQUIRED FOR PROPOSED IMPROVEMENTS TO BE CONSIDERED REDEVELOPMENT. THUS, THE PHOSPHORUS REMOVAL CALCULATIONS FOR REDEVELOPMENT WERE UTILIZED PER PPM 8-040.20 TO DETERMINE THE REQUIRED PHOSPHORUS REMOVAL. TO BE SUCCESSFUL, THE WATER QUALITY REQUIREMENT IS MET BY USING A PROPOSED RESTORATION ELEMENT AREA AND INFILTRATION OF DETAINED STORMWATER FROM AN UNDERGROUND PERFORATED CUP DETENTION FACILITY. THESE TWO WATER QUALITY TREATMENT FACILITIES WILL PROVIDE 25.7K PHOSPHORUS REMOVAL FOR THE SITE. THUS, BMP REQUIREMENTS ARE MET FOR THIS SITE. THE RESTORATION AREA AND UNDERGROUND PERFORATED CUP DETENTION AND INFILTRATION FACILITY WILL BE PRIVATELY MAINTAINED BY FAIRFAX COUNTY PUBLIC SCHOOLS.

PHOSPHORUS REMOVAL CALCULATIONS FOR REDEVELOPMENT SITE 6

Per PPM 8-040.20, the Restatement of any property not currently zoned by this act or as per BMP's, the implied reduction in phosphorus loads will be determined for each site based on the formula:

$$P = 0.07 \text{ (ppm)} / \text{ (ppm)} \times 100 = \% \text{ P removal}$$

Site Area = 0.18 Acres

Pre "C" factor = 0.33	Area = 0.18	Post "C" factor = 0.32	Area = 0.18
%P = 1.11%		%P = 1.11%	

BMP DESIGN CALCULATIONS

TABLE 1: WATER SHED INFORMATION

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

SUBAREA DESIGNATION & DESCRIPTION	"C" FACTOR	AREA (AC)
B1 Onsite - Restoration	0.33	0.34
B2 Onsite - Infiltration	0.28	2.63
B3 Onsite - Untreated	0.30	4.99
B4 Offsite - Infiltration	0.33	0.18

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

SUBAREA DESIGNATION	"C" FACTOR	AREA (AC)	PRODUCT
B1 Onsite - Restoration	0.33	0.34	0.11
B2 Onsite - Infiltration	0.28	2.63	0.74
B3 Onsite - Untreated	0.30	4.99	1.50
B4 Offsite - Infiltration	0.33	0.18	0.10
(B) TOTAL		8.14	2.45

(C) WEIGHTED AVERAGE "C" FACTOR = 2.45 / 8.14 = 0.30

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	"C" FACTOR RATIO	PRODUCT
B1	Onsite - Restoration	70	0.34	1.00	0.80
B2	Onsite - Infiltration	70	2.63	1.00	18.61
B3	Onsite - Untreated	0	4.99	1.00	0.00
B4	Offsite - Infiltration	70	0.18	0.83	1.02
(B) TOTAL			8.14		25.43

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%
OR FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 30%

(B) P LANE 3 (A) = 29.74% > LANE 4(B) = 20.30%
THE PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

REQUIRED 100-YEAR VOLUME COMPUTATION

100 YR (2-IN) STORM VOLUME (B) = 4.3" RAINFALL PER PPM TABLE 6.19
COURTYARD AREA (A) = 31,795 SQ. FT. (0.73 AC.)
100-YR VOLUME = (A) * (B) = (31,975 SQFT) * (4.3"/12) = 11,923 CUBIC FEET

PROVIDED 100-YEAR VOLUME COMPUTATION

Elevation (ft)	Planimeter (sq. in)	Area (sq. ft)	Area 1 (sq. ft)	Area 2 (sq. ft)	Volume (cc. ft)	Volume Sum (cc. ft)
239.00	10	0	0	0	0	0
240.00	8040	6316	6316	2109	2109	2109
241.00	7328	5862	4884	878	878	3027
241.50	4370	3496	2182	379	1176	4203

FOUND VOLUME EQUATIONS

Incremental volume computed by the Corps Method for Reservoir Volumes.
Volume = (1/3) * (E1 + E2) * (Area1 + Area2 + sq. ft. (Area1 * Area2))
where: E1, E2 = Lower and upper elevations of the increment
Area1, Area2 = Areas computed for E1, E2, respectively
Volume = Incremental volume between E1 and E2

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www.bcva.com



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

DESIGNED BY: DDD
CHECKED BY: CAD
DATE: JUNE 29, 2012
SCALE: 1" = 10' 4"
SHEET 4 OF 13
CO. NO.
CAD NAME: 11018-BMP A
LAYOUT: BMP
FILE NO. 11518-01-00



DOWNSTREAM IMPROVEMENTS NARRATIVE

FAIRFAX COUNTY REQUIREMENTS DICTATE THAT DOWNSTREAM IMPROVEMENTS BE IDENTIFIED WITHIN A DRAINAGE AREA THAT IS 100 TIMES THE DISTURBED PORTION OF THE SITE.

THE 450-ACRES OF DISTURBED AREA OF THE SITE REACHES AN UNIMPAIRED TRIBUTARY OF LONG BRANCH AT POINT "E" THROUGH A CLOSED STORM SEWER SYSTEM. AT POINT "E" THE SEWER IS DISCHARGED INTO AN OPEN CHANNEL, WHERE IT IS CONVEYED TO POINT "G". THE DRAINAGE AREA HAS BEEN CALCULATED TO BE ABOUT 470 ACRES, WHICH IS MORE THAN 100 TIMES THE DISTURBED AREA. THERE ARE NO DOWNSTREAM IMPROVEMENTS BETWEEN THE SITE AND POINT "G". THUS, A BATHYMETRIC SURVEY WILL NOT BE REQUIRED.

EXTENT OF REVIEW NARRATIVE

THERE ARE TWO OUTFALLS FOR WHICH IMPROVEMENTS ARE BEING PROPOSED. THE EXISTING STORMWATER SYSTEM ON-SITE LEAVES THE PROPERTY AT EXISTING STRUCTURE 1143 (POINT "I"). THE FLUMBY IS CONVEYED THROUGH AN EXISTING 84" DIAMETER STORM SEWER SYSTEM UNDER THE PLAYING FIELDS AND PARKING OVERTLOW TO THE WEST OF THE GARFIELD ELEMENTARY SCHOOL BUILDING AND CONTINUES SOUTH, OFF-SITE, WHERE IT OUTFALLS TO AN OPEN DRAINAGE CHANNEL.

PROPOSED IMPROVEMENTS TO THIS OUTFALL END AT TWO LOCATIONS: AT EXISTING STRUCTURE 1128 (POINT "A") AND ALONG THE EXISTING 15" STORM SEWER PIPE (FROM EX. 1143 TO EX. 1141) THAT IS APPROXIMATELY 21 FEET UPSTREAM OF EX. 1143.

THE DRAINAGE AREA OF THE SYSTEM AT WHICH OUR DRAINAGE IMPROVEMENTS STOP, AT EXISTING STRUCTURE 1128, IS 3.06 ACRES. THE POINT OF CONFLUENCE WITH EXISTING STRUCTURE 1128 IS DOWNSTREAM AT EXISTING STRUCTURE 1133 (POINT "B"). THE TOTAL ON-SITE AND OFF-SITE DRAINAGE AREA AT EX. 1133 IS 91.44 ACRES. WE ANALYZED THE EXISTING 84" PIPE AND IT IS ADEQUATE. SEE STORM SEWER COMPUTATIONS AS SHOWN ON ADEQUATE OUTFALL ANALYSIS SHEET 8.

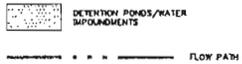
AT EXISTING STRUCTURE 1143, THE DRAINAGE AREA OF THE EXISTING 84" DIAMETER PIPES IS 91.44 ACRES, WHICH IS MORE THAN 90% OF 100 ACRES. THE OUTFALL ANALYSIS MUST EXTEND 150' DOWNSTREAM OF EXISTING STRUCTURE 1143. WE ANALYZED THE OUTFALL WITHIN THE EXISTING 84" DIAMETER STORM SEWER AND IT IS ADEQUATE, AS SHOWN ON STORM COMPUTATIONS SPREADSHEET, SHEET 16. IN ACCORDANCE WITH 8-2203.2A, THE EXTENT OF REVIEW ENDS AT THIS POINT. IT IS THE OPINION OF THE ENGINEER THAT THE SYSTEM PROVIDES AN ADEQUATE OUTFALL FOR THE PROPOSED IMPROVEMENTS.

THE DRAINAGE AREA OF THE SYSTEM AT WHICH OUR DRAINAGE IMPROVEMENTS STOP, AT PROPOSED STRUCTURE 1 (POINT "F"), IS 8.60 ACRES. THE POINT OF CONFLUENCE WITH PROPOSED STRUCTURE 1 IS DOWNSTREAM AT EXISTING STRUCTURE 1143 (POINT "I"). THE TOTAL ON-SITE AND OFF-SITE DRAINAGE AREA AT EX. 1143 IS 95.07 ACRES.

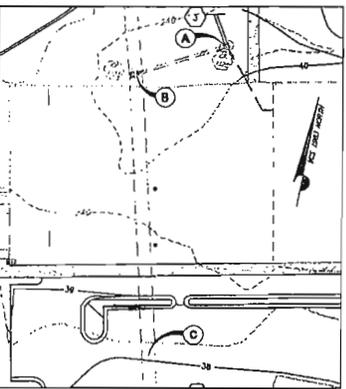
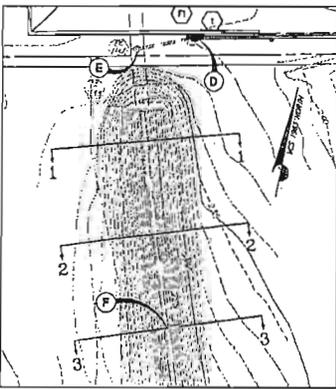
AT EXISTING STRUCTURE 1143, THE DRAINAGE AREA OF THE EXISTING 84" DIAMETER PIPES IS 95.07 ACRES, WHICH IS MORE THAN 90% OF 100 ACRES. THE OUTFALL ANALYSIS MUST EXTEND 150' DOWNSTREAM OF EXISTING STRUCTURE 1143. WE ANALYZED THE OUTFALL AND IT IS ADEQUATE, AS SHOWN ON ADEQUATE OUTFALL ANALYSIS SHEET 8. IN ACCORDANCE WITH 8-2203.2A, THE EXTENT OF REVIEW ENDS AT THIS POINT. IT IS THE OPINION OF THE ENGINEER THAT THE SYSTEM PROVIDES AN ADEQUATE OUTFALL FOR THE PROPOSED IMPROVEMENTS.

LEGEND

- (A) THE POINT WHERE IMPROVEMENTS TO EXISTING STORM SEWER END AT EXISTING STRUCTURE 1128 AND EXTENT OF REVIEW BEGINS (3.06 AC.)
- (B) POINT OF CONFLUENCE WHERE THE CONTRIBUTING DRAINAGE AREA (91.44 ACRES) IS GREATER THAN 90% OF THE DRAINAGE AREA AT POINT "G". (PPM 86-0203.2A)
- (C) 150' DOWNSTREAM FROM CONFLUENCE AT POINT "E". THE EXTENT OF REVIEW ENDS HERE (PPM 86-0203.2A)
- (D) THE POINT WHERE IMPROVEMENTS TO EXISTING STORM SEWER END AT PROPOSED STRUCTURE 1 AND EXTENT OF REVIEW BEGINS (8.60 ACRES).
- (E) POINT OF CONFLUENCE WHERE THE CONTRIBUTING DRAINAGE AREA (95.07 ACRES) IS GREATER THAN 90% OF THE DRAINAGE AREA AT POINT "A". (PPM 86-0203.2A)
- (F) 150' DOWNSTREAM FROM CONFLUENCE AT POINT "B". THE EXTENT OF REVIEW ENDS HERE (PPM 86-0203.2A)
- (G) DOWNSTREAM IMPROVEMENTS REVIEW UNITS MET FOR ALL OUTFALLS (PDR 1.8 03-05)



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



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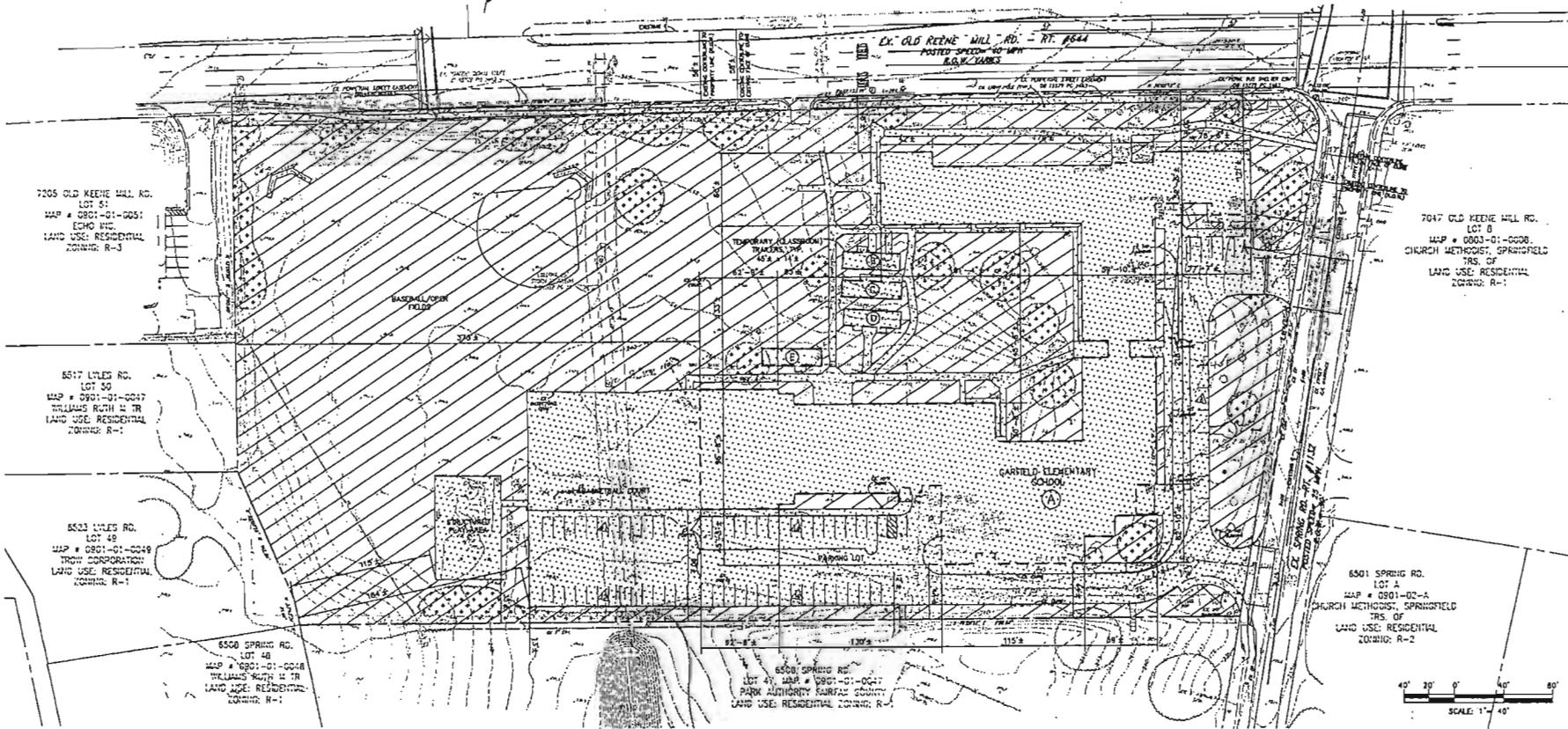
OUTFALL & EXTENT OF REVIEW COMPUTATIONS
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**

DESIGNED BY: DDD
DRAWN BY: CAD
CHECKED BY: PLR
DATE: JUNE 29, 2012
SCALE: 1" = 48' (SEE PLAN)
YORK #/A:
SHEET 7 OF 13

CD. NO.
 CAD NAME: G11518-OUT
 LAYOUT: EXTENT OF REVIEW
 FILE NO.: 11518.01-00

7305 OLD KEEHE MILL RD. LOT 4B, MAP # 0803-01-0048
 SPRINGFIELD PLAZA LLC, LAND USE: COMMUNITY RETAIL, ZONING: C-6

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



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EXISTING CONDITIONS AND EXISTING VEGETATION MAP
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**
 FALLEN COUNTY, VIRGINIA

EXISTING VEGETATION MAP LEGEND:

- COVER TYPE 1 (DEVELOPED LAND)
- COVER TYPE 2 (MAINTAINED GRASSLANDS)
- COVER TYPE 3 (LANDSCAPED TREE CANOPY)
 THE COVER TYPES LISTED ABOVE ARE DELINEATED WHEN THIS AREA.

NOTE: COVER TYPE 3 REPRESENTS THE EXISTING PRE-DEVELOPMENT TREE CANOPY OF 22,442 S.F.

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE:

COVER TYPE NO.	COVER TYPE DESCRIPTION	SUCCESSIONAL STAGE	HEALTH AND CONDITION	AREA (TA.2)	NARRATIVE
1	DEVELOPED LAND	N/A	N/A	3.21	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, ASPHALT DRIVE WAYS AND PARKING LOTS, PAVED WALKWAYS AND PAVED PLAY AREAS.
2	MAINTAINED GRASSLANDS	N/A	N/A	4.90	GRASSES AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION.
TOTAL				8.11	
3	LANDSCAPED TREE CANOPY	N/A	N/A	0.32*	TREE CANOPY ESTABLISHED THROUGH THE PLANTING OF MATURE STOCK TREES THAT IS NOT PART OF A NATURAL FOREST COMPONENT.

* THE LANDSCAPED TREE CANOPY AREA (COVER TYPE 3) OF 0.35 ACRES & OVERLAPS COVER TYPES 1 AND 2 AND IS INCLUDED IN THE 8.11 ACRES TOTAL REPORTED ABOVE.

EXISTING BUILDING/STRUCTURE INVENTORY:

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	FINAL STATUS
A	2 STORY BRICK BUILDING	21'8"	1933	TO BE RETAINED
B	TEMPORARY (CLASSROOM) TRAILER	12'8"	UNKNOWN	TO BE REMOVED
C	TEMPORARY (CLASSROOM) TRAILER	12'8"	UNKNOWN	TO BE REMOVED
D	TEMPORARY (CLASSROOM) TRAILER	12'8"	UNKNOWN	TO BE REMOVED
E	TEMPORARY (CLASSROOM) TRAILER	12'8"	UNKNOWN	TO BE REMOVED

REV. REVISIONS

NO.	DATE	DESCRIPTION
1	11-27-12	ISSUED
2	01-24-13	REVISED
3	03-14-13	REVISED
4	05-15-13	REVISED
5	07-25-13	REVISED

DESIGNED BY: BPO
 DRAFTED BY: CAG
 CHECKED BY: PLS
 DATE: JUNE 28, 2012
 SCALE: 1/4" = 40'
 SHEET # OF 13
 CAD NAME: Q11518EXT
 LAYOUT: EXISTING
 FILE NO.: 11518-01-00

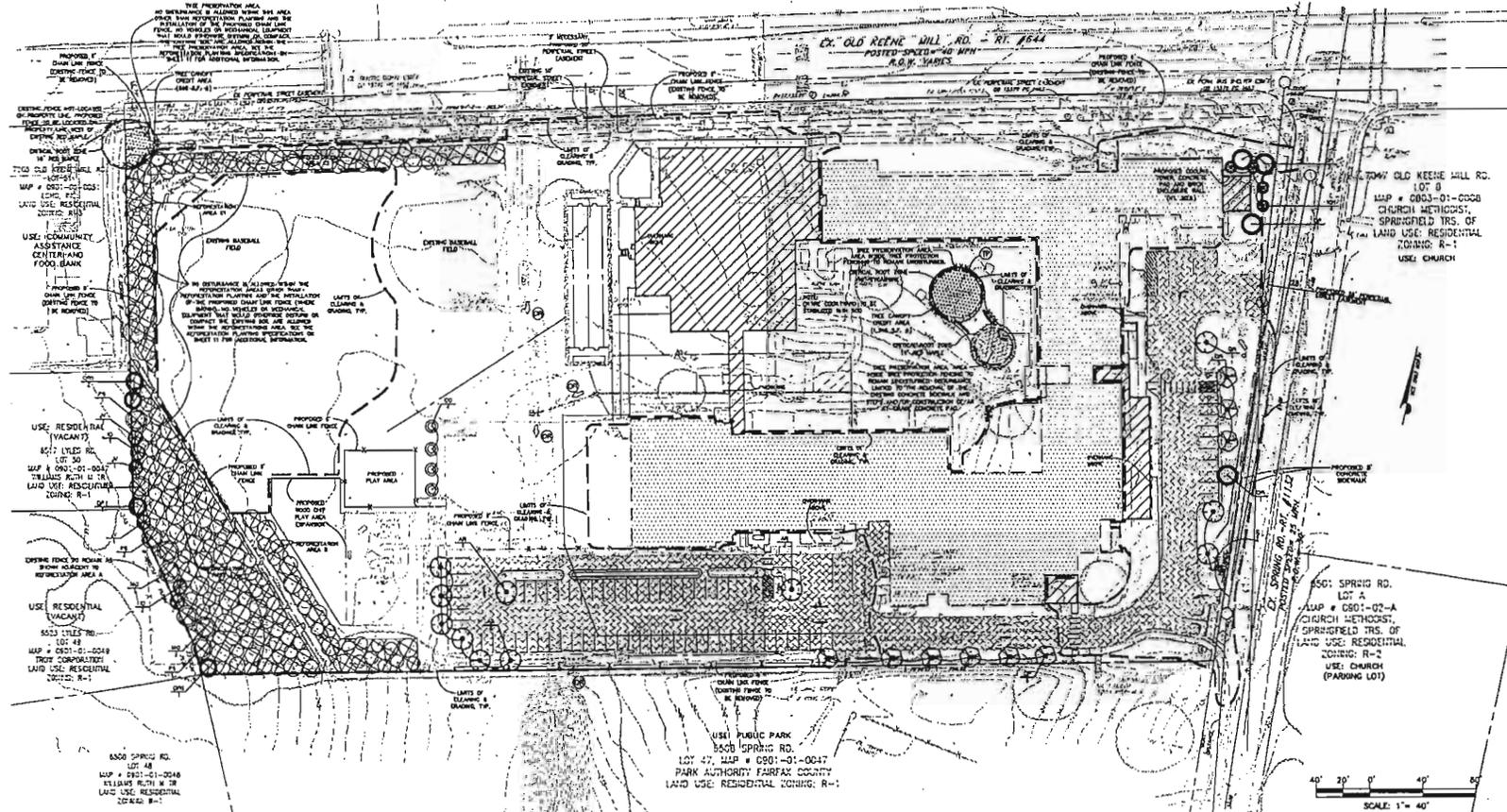
THIS PLAN FOR LANDSCAPING PURPOSES ONLY

7200 OLD KEENE MILL RD.
LOT 48, MAP # 0803-01-0048
SPRINGFIELD PLAZA LLC
LAND USE: COMMUNITY RETAIL
ZONING: C-5

5436 SPRINGFIELD PL. LOT 44, MAP # 0803-01-0044
SPRINGFIELD PLAZA LLC
LAND USE: COMMUNITY RETAIL ZONING: C-5

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

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



- LEGEND:**
- DECIDUOUS RESTORATION TREES*
CATEGORY IV-B (17'-2" CAL.)
CATEGORY III (1" CAL.)
 - EVERGREEN RESTORATION TREES*
CATEGORY IV (8'-8" Ht.)
CATEGORY III (8'-8" Ht.)
 - CATEGORY II (1" CAL.)
DECIDUOUS (OVERSTORY) TREES
 - CATEGORY I (1" OR 2" CAL.)
DECIDUOUS (OVERSTORY) TREES
 - CATEGORY III (8" Ht.)
EVERGREEN (OVERSTORY) TREES
 - CATEGORY IV (8" Ht.)
EVERGREEN (OVERSTORY) TREES
 - CATEGORY V (2" CAL.)
DECIDUOUS TREES FOR PERIPHERAL PARKING LOT LANDSCAPING CREDIT
 - CATEGORY VI (2" CAL.)
DECIDUOUS TREES FOR INTERIOR PARKING LOT LANDSCAPING CREDIT
 - TREE PROTECTION
FENCING
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - LIMITS OF CLEARING AND GRADING
 - POST DEVELOPMENT TREE CANOPY CREDIT AREA (1,942 sq ft)
 - POST DEVELOPMENT TREE CANOPY NON-CREDIT AREA (48,200 sq ft) TREE CANOPY CREDIT TANKS
 - REFORESTATION AREA
 - INTERIOR PARKING LOT AREA (42,800 sq ft)
 - EXISTING BUILDING
 - PROPOSED BUILDING EXPANSION
- * SEE THE REFORESTATION AREA PLANT LIST ON SHEET 11 FOR ADDITIONAL INFORMATION.
- NOTE: SEE SHEET 9 FOR THE EXISTING PRE-DEVELOPMENT TREE CANOPY.

TRANSITIONAL SCREENING AND BARRIER SUMMARY:

EXISTING USE (SITE): ELEMENTARY SCHOOL (LAND USE 4, COMMUNITY USES (GROUP 4))
NORTHERN BOUNDARY (ACROSS OLD KEENE MILL ROAD):
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USES (ACROSS OLD KEENE MILL ROAD) ARE LOW RISE OFFICE (LAND USE 8, OFFICES) AND COMMERCIAL SHOPPING CENTER (LAND USE 6, RETAIL SALE ESTABLISHMENT-LARGE).
EASTERN BOUNDARY (ACROSS SPRING ROAD):
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE (ACROSS SPRING ROAD) IS A CHURCH (LAND USE 4, CHURCH, Ht. 45').
SOUTHERN BOUNDARY:
 NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS FARFAX COUNTY PARK AUTHORITY OWNED SPRINGVALE PARK (LAND USE 12, QUAS-PUBLIC USES (CATEGORY 3)).

WESTERN BOUNDARY:

TYPE ONE (1) TRANSITIONAL SCREENING AND A TYPE D, E OR F BARRIER IS REQUIRED ADJACENT TO TAX MAP # 90-1 (11), PARCEL 51A. ADJACENT USE IS A COMMUNITY ASSISTANCE CENTER/FOOD BANK ZONED R-3 (LAND USE 4, COMMUNITY USES (GROUP 4)).
 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 SECTION 13-305 PARAGRAPH 14 OF THE FARFAX COUNTY ZONING ORDINANCE, A MODIFICATION TO USE A PROPOSED REFORESTATION AREA (AREA 'C') AS SHOWN ON THE PLAN HAS BEEN REQUESTED IN LIEU OF THE REQUIRED TRANSITIONAL SCREENING. REFER TO THE TRANSITIONAL SCREENING CALCULATIONS AT WESTERN PROPERTY LINES SHOWN ON SHEET 11.
 A MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER HAS BEEN REQUESTED TO THE LOCATION OF THE PROPOSED SIX (6) FEET CHAIN LINK FENCE WHERE SHOWN ON THE PLAN ON THE WESTERN PROPERTY LINE.
TYPE ONE (1) TRANSITIONAL SCREENING AND A TYPE D, E OR F BARRIER IS REQUIRED ADJACENT TO TAX MAP # 90-1 (11), PARCEL 47 AND TAX MAP # 90-1 (11), PARCEL 49. ADJACENT USE IS (VACANT) RESIDENTIAL LAND ZONED R-1 (LAND USE 1, HOUSING (DETACHED)).
 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 SECTION 13-305 PARAGRAPH 14 OF THE FARFAX COUNTY ZONING ORDINANCE, A MODIFICATION TO USE A PROPOSED REFORESTATION AREA (AREA 'A') AND THE PROPOSED SUPPLEMENTAL EVERGREEN AND DECIDUOUS TREES AS SHOWN ON THE PLAN HAS BEEN REQUESTED IN LIEU OF THE REQUIRED TRANSITIONAL SCREENING CALCULATIONS AT SOUTHWEST PROPERTY LINES SHOWN ON SHEET 11.
 A MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER HAS BEEN REQUESTED TO THE LOCATION OF THE PROPOSED SIX (6) FEET CHAIN LINK FENCE WHERE SHOWN ON THE PLAN ON THE EAST SIDE OF REFORESTATION AREA 'A'.

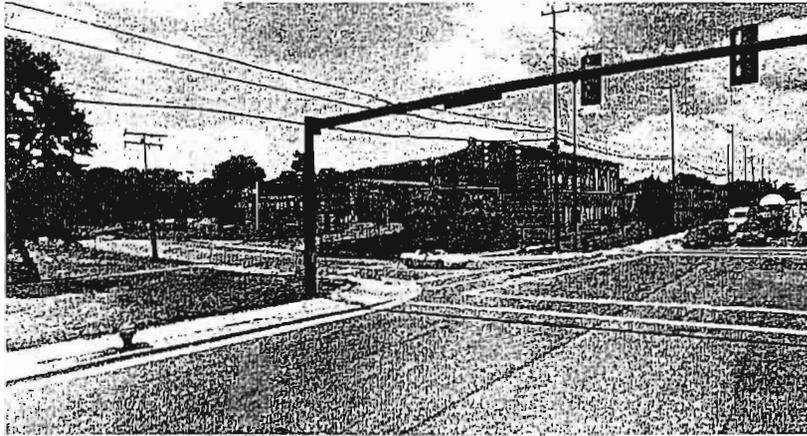
NOTE: THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH ANOTHER SITE PLAN (DATE: MAP-001) PREVIOUSLY SUBMITTED TO THE FARFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). DPWES-MAP-001 IS BEING REVIEWED CONCURRENT WITH THIS PROPOSED GENERALIZED DEVELOPMENT PLAN AMENDMENT AND ZONING. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, PARAGRAPH 14, SECTION 13-305 PARAGRAPH 14 OF THE FARFAX COUNTY ZONING ORDINANCE.

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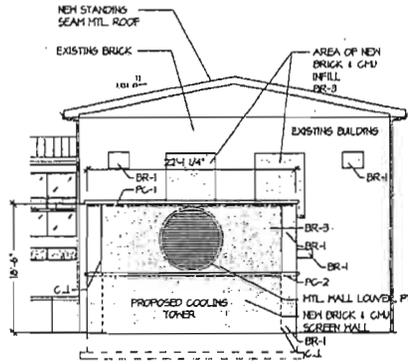


LANDSCAPE PLAN
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**
 FAIRFAX COUNTY, VIRGINIA

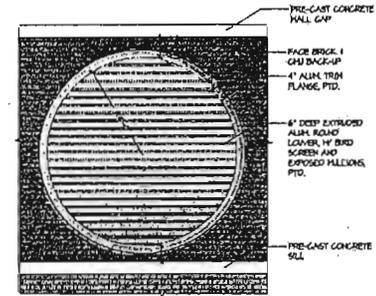
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REVISION: 9-24-12	DRAWN BY: CAD
REVISION: 10-18-12	CHECKED BY: PLK
REVISION: 10-25-12	DATE: JUNE 29, 2012
REVISION: 10-25-12	SCALE: 1/8" = 1' = 40'
REVISION: 10-25-12	VERT. BY: PLK
REVISION: 10-25-12	FILE NO. 11518.01-00
REVISION: 10-25-12	SHEET 10 OF 13
REVISION: 10-25-12	CO. NO.
REVISION: 10-25-12	CAD NAME: 011518-LSC
REVISION: 10-25-12	LAYOUT: LSC
REVISION: 10-25-12	FILE NO. 11518.01-00



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



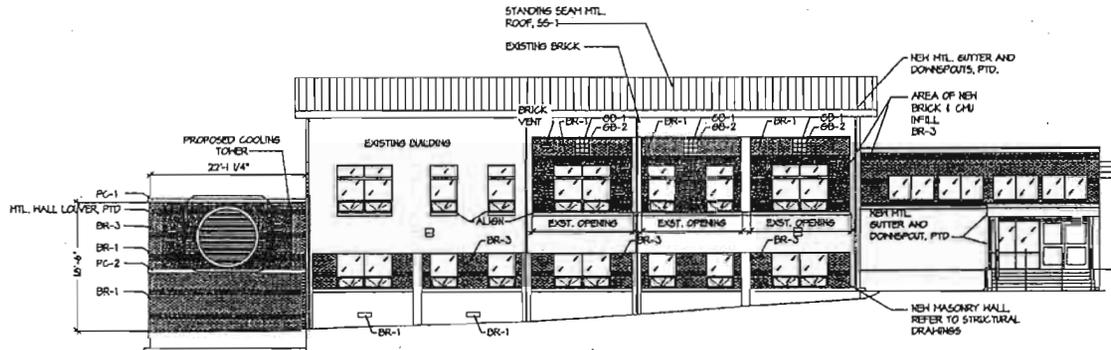
2 COOLING TOWER - EAST ELEVATION
NO SCALE
NOTE: PROPOSED BUILDING MATERIALS TO MATCH EXISTING CONSTRUCTION



3 COOLING TOWER - LOUVER DETAIL
NO SCALE

EXTERIOR MATERIAL SCHEDULE

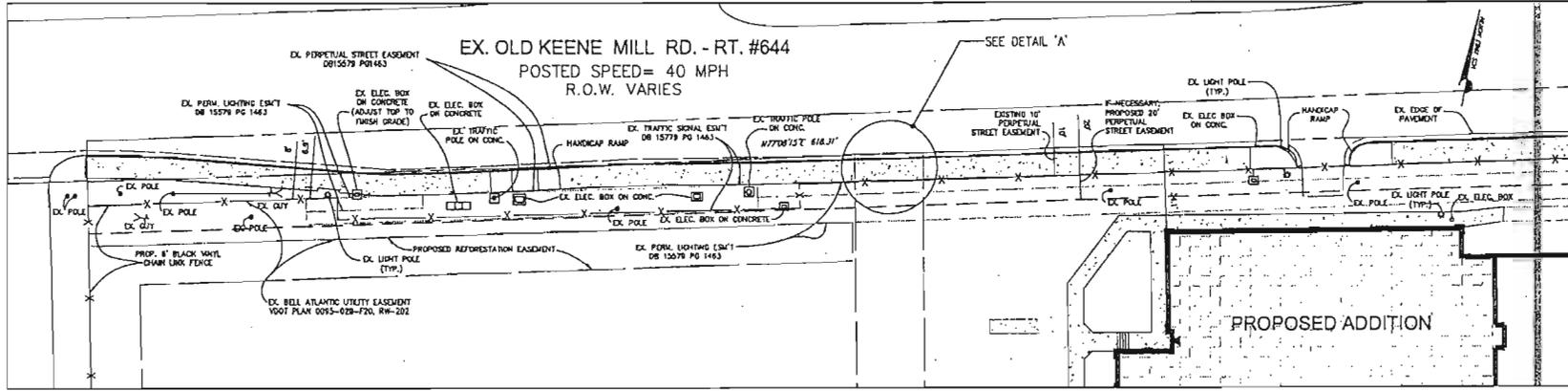
NO.	MATERIAL	COLOR	DIMENSIONS	MANUFACTURER	NAME	STOCK NUMBER	REMARKS
BR-1	BRICK	RED	2-1/2"x3-5/8"x8-5/8"	WILLIAMS BRICK	MODULAR W/CHISEL	1700 / 200 1020 / 200	USED ON SEVER PORTIONS OF EXISTING BUILDING FOR AREAS OF INFILL
BR-2	BRICK	RED	2-1/2"x3-5/8"x8-5/8"	LIGHTWEIGHT BRICK	PARADEISE	4-380	USED ON CLEAR PORTIONS OF EXISTING BUILDING FOR AREAS OF INFILL
BR-3	BRICK	BLACK	2-1/2"x3-5/8"x8-5/8"	WILSON BRICK	FIBR BLACK CHAMFER VENDOR	---	USED EXISTING BUILDING FOR AREAS OF INFILL AND NEW ACCENT
OB-1	GLAZED BRICK	LIGHT BLUE	2-5/8"x3-5/8"x3-5/8"	LEIGH BUTLER	GLEASY BLUE/SHADE	4039	USED ON BEAM ABOVE WINDOWS
OB-2	GLAZED BRICK	PINK BLUE	2-5/8"x3-5/8"x3-5/8"	LEIGH BUTLER	DYNAMIC BLUE	1590	USED ON BEAM ABOVE WINDOWS
PC-1	PRE-CAST CLARK	TAN	3-1/2"x24"x11	---	---	---	USED ON BEAM AT TOP OF TOWER
PC-2	PRE-CAST CLARK	TAN	3-1/2"x24"x2	---	---	---	NEW WINDOW SILL
GL-1	GLASS	---	---	VITRO ANONEX, LLC	DIAMOND GLAZED DOUBLE GLAZED INSULATED	---	1/4" SQUARES ONLY 12, 1/2" OR 1/4" SUPPORT 500 AMB LOW 200 P/B
SS-1	STANDING SEAM METAL ROOFING	BLUE	---	THE CLIP	ROOFING BLUE	---	METAL ROOF FLASH TO MATCH EXISTING SEAM COLOR AND FINISH, PROVIDE NEW PRE-FINISHED METAL ROOF FLASH THROUGHOUT
---	BRICK FROST / EXTERIOR COATS	SUBSTRATE	---	---	---	---	---



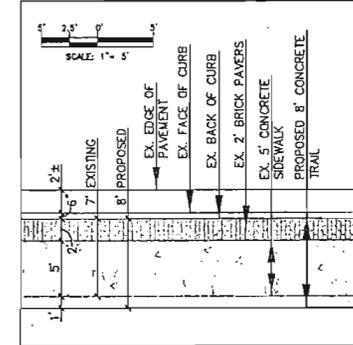
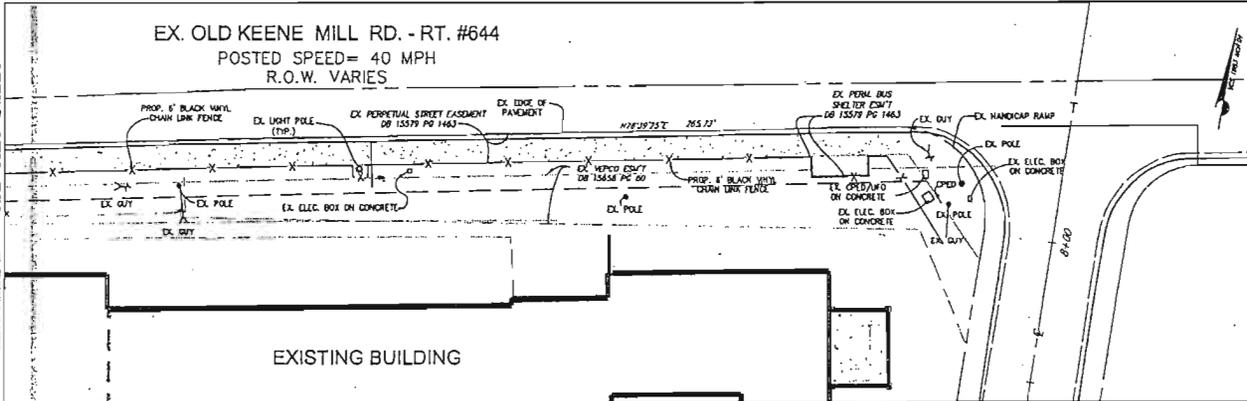
4 COOLING TOWER - NORTH ELEVATION
NO SCALE
NOTE: PROPOSED BUILDING MATERIALS TO MATCH EXISTING CONSTRUCTION



TRAIL EXHIBIT



MATCHLINE - SEE THIS SHEET



DETAIL 'A'

SCALE: 1" = 5'

SCALE: 1" = 20'

MATCHLINE - SEE THIS SHEET

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

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

DATE: JUN 22, 2012
CHECKED BY: PIR
DRAWN BY: PIR
DESIGNED BY: PIR
SCALE: HOR. 1" = 20'
SCALE: VERT. 1" = 5'
SHEET 13 OF 13
CO. NO.
DWG. NAME: 0151818TRAIL
LAYOUT: 102.dwg
PLO. NO. 1151818-00