



County of Fairfax, Virginia

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

July 10, 2013

Steve Nicholson
Coordinator of Capital Projects and Sustainable Design
Fairfax County Public Schools
Gatehouse Administration Center
8115 Gatehouse Road, Suite 3500
Falls Church, VA 22042

RE: Planned Residential Community Application PRC C-377

Dear Mr. Nicholson:

At a regular meeting of the Board of Supervisors held on July 9, 2013, the Board approved Planned Residential Community Application PRC C-377 in the name of Fairfax County Public Schools. The Board's action approves this PRC Plan associated with Rezoning Application RZ C-377 to permit an addition to an existing public elementary school and associated improvements. The subject property is located in the S.E. quadrant of the intersection of Sunrise Valley Drive and Cross School Road, on approximately 14.98 acres of land zoned PRC in the Hunter Mill District [Tax Map 27-1 ((3)) 2] and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Sunrise Valley Elementary School - Renovations and Additions" prepared by Adtek Engineers, consisting of 9 sheets, and dated February 21, 2012 as revised through May 10, 2013. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The applicant shall reduce the potential for conflicts between vehicles picking up or dropping off students and motorists parking along the pick-up and drop-off lane. To accomplish this goal, the 27 parking spaces located along the pick-up and drop-off lane shall be reserved for employee parking as well as loading and unloading activities for the School Age Child Care Program (SACC). The applicant shall clearly identify the reserved spaces with signs, striping, or another acceptable manner prior to the issuance of a Non-Residential Use Permit (Non-RUP).
3. 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 trails as determined necessary by Department of Public Works and Environmental Services (DPWES).

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>

4. Irrespective of the supplemental landscaping shown on the PRC plan, the number, location, and types of all supplemental trees and shrubs to be planted on site shall be subject to the review and approval of the Urban Forest Management Division (UFMD).
5. The final alignment for the asphalt trail along Cross School Road shall be field located to select an alignment that minimizes disturbance of mature, healthy trees and ensures pedestrian visibility from the Cross School Road right-of-way, subject to the review and approval of UFMD. The minimum clear zone prescribed in the PFM may be reduced subject to UFMD and Fairfax County Department of Transportation (FCDOT) approval. Irrespective of the asphalt trail width shown on the PRC plan, the asphalt trail shall be a minimum of six feet wide.
6. After clearing for the proposed asphalt trail along Cross School Road, where open areas exist within areas designated as screening yard, additional supplemental planting shall be provided as determined necessary and approved by UFMD staff to satisfy the intent of Transitional Screening 1 listed in Article 13 of the Zoning Ordinance. Planting shall not occur where it will conflict with the Virginia Department of Transportation (VDOT) required sight distance easement.
7. 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.
8. If at the time of site plan review, DPWES determines that a potential health risk exists due to the presence and/or disturbance of asbestos-containing rock on the Property, the Applicant shall:
 - a) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and,
 - b) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
9. The applicant shall demonstrate to DPWES prior to building permit approval that the Architectural and M/E/P strategies listed in Exhibit A shall be

considered and incorporated into the design of the school building additions to the extent possible.

10. The applicant shall notify the Northern Virginia Regional Park Authority (NVRPA), which owns and operates the Washington and Old Dominion Trail adjacent to the subject property, of plans and construction activities that may impact the use of the trail prior to final site plan approval. The applicant shall assign a Fairfax County Public Schools (FCPS) employee or designee to act as a contact for information about the project. The contact information for the FCPS employee or designee shall be provided to the NVRPA and the Hunter Mill District Office.
11. Mechanical equipment located on the ground shall be fully enclosed with a masonry wall or other similar material. The height of the masonry wall shall be a minimum of one foot higher than the maximum height of the enclosed equipment.
12. The applicant shall include the information listed in Part 10(F) of Section 18-202 of the Zoning Ordinance on the site plan at the time of site plan review.
13. Notwithstanding the 12-foot wide stormwater management access road shown in the PRC Plan, the applicant may extend the access road located east of the on-site cul-de-sac and south of the classroom expansion to accommodate the PFM requirements for access to the infiltration trench. This access road extension shall be subject to the review and approval of DPWES.

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.

The Board also:

- Modified the Public Facilities Manual's trail requirement in favor of the proposed walkway along Cross School Road to allow reductions in the minimum clear zone in accordance with the Development Conditions.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

PRC C-377
July 10, 2013

-4-

Cc: John Souser
Adtek Engineers
3251 Old Lee Highway, Suite 405
Fairfax, VA 22030

Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting Director, Real Estate Division. Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Audrey Clark, Director – Building Plan Review, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

APPROVED DEVELOPMENT CONDITIONS

PRC C-377

July 1, 2013

If it is the intent of the Board of Supervisors to approve PRC C-377 located at 10824 Cross School Road, Tax Map 27-1 ((3)) 2, 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 "Sunrise Valley Elementary School - Renovations and Additions" prepared by Adtek Engineers, consisting of 9 sheets, and dated February 21, 2012 as revised through May 10, 2013. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The applicant shall reduce the potential for conflicts between vehicles picking up or dropping off students and motorists parking along the pick-up and drop-off lane. To accomplish this goal, the 27 parking spaces located along the pick-up and drop-off lane shall be reserved for employee parking as well as loading and unloading activities for the School Age Child Care Program (SACC). The applicant shall clearly identify the reserved spaces with signs, striping, or another acceptable manner prior to the issuance of a Non-Residential Use Permit (Non-RUP).
3. 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 trails as determined necessary by Department of Public Works and Environmental Services (DPWES).
4. Irrespective of the supplemental landscaping shown on the PRC plan, the number, location, and types of all supplemental trees and shrubs to be planted on site shall be subject to the review and approval of the Urban Forest Management Division (UFMD).
5. The final alignment for the asphalt trail along Cross School Road shall be field located to select an alignment that minimizes disturbance of mature, healthy trees and ensures pedestrian visibility from the Cross School Road right-of-way, subject to the review and approval of UFMD. The minimum clear zone prescribed in the PFM may be reduced subject to UFMD and Fairfax County Department of Transportation (FCDOT) approval. Irrespective of the asphalt trail width shown on the PRC plan, the asphalt trail shall be a minimum of six feet wide.
6. After clearing for the proposed asphalt trail along Cross School Road, where open areas exist within areas designated as screening yard, additional supplemental planting shall be provided as determined necessary and approved

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.

EXHIBIT A

Response: Fairfax County Public Schools has in place several policies and/or regulations relating to sustainability and environmental stewardship. These guidelines are covered in School Board Policy 8542 – Environmental Stewardship, School Board Regulation 8542 – Energy Conservation Measures and School Board Regulation 8541 – Recycling Requirements for all FCPS Facilities. While no specific certifications are being sought for this facility, sustainable/green techniques are being implemented in the design for the project. Some specific efforts for the Sunrise Valley School project include, but are not limited to, the following:

Site/Civil

1. 9 proposed water quality structures (FILTERRA's) treating 2.2+/- acres of pavement/roof areas.
2. 4.0+/- acres of site existing tree area to be placed in Conservation Easements for water quality credit.
3. The existing site has approx. 6.5 acres of tree cover. The County tree cover requirement is 1.5 acres. The proposed plan will provide 18 new trees to supplement the site screening.
4. Site parking lights will be LED.

Architectural

1. Construction waste management program minimizing the amount of non-hazardous construction waste disposal into landfills, and salvaging as much non-hazardous waste as possible for shipment to recycling collection centers.
2. Specifying certain construction materials with known recycle content when possible (i.e. Gypsum board, acoustical ceilings etc.).
3. Specifying Paints and adhesives with low VOC contents and meeting OTC Regulations in compliance with the Federal Clean Air Act.
4. Providing upgraded building envelop including new insulated glazing, new heat reflective surfaced roofing with improved insulation.

M/E/P

1. The specification of high efficiency urinals and water closets with low flow requirements (1.3-1.6 GPF)
2. The use of new higher efficiency heating and cooling systems
3. The use of new energy efficient lighting and lamps throughout the building with occupancy sensors.
4. The use of a digitally control Building Automation System.

RECEIVED
Department of Planning & Zoning

FEB 21 2012

Zoning Evaluation Division



PLAN APPROVAL INFORMATION		REQUIRED	NOT REQUIRED	COUNTY ID. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING					
2. MODIFIED PROCESSING					
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-300					
4. AFFORDABLE DWELLING UNITS					
5. R.P.A. DESIGNATION					
6. FLOOD PLAIN STUDY					
7. DRAINAGE STUDY					
8. CREEPSLAKE DAY ACT EXCEPTION					
9. WATER QUALITY IMPACT ASSESSMENT					
10. SOIL REPORT					
11. GEOTE ENGINEERING					
12. GEOTE ENGINEERING					
13. NOTARIZED LETTERS OF PERMISSION					
14. ARCHITECTURAL REVIEW BOARD APPROVAL					
15. RETURN PLAN TO B.O.S. PRIOR TO APPROVAL					
16. ADJACENT PROPERTY OWNER NOTICES					
17. ADJACENT UTILITY WORK NOTICES					
18. MAJOR UNDERGROUND UTILITY NOTICES					
19. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL					
20. B.O.S./B.Z.A. CLERK LETTER/RESOLUTION					
21. REZONING PROFFERS/CONDITIONS					
22. REZONING DEVELOPMENT PLAN					
23. B.Z.A. VARIANCE APPROVAL					
24. WETLANDS/WATERS OF THE U.S. PERMIT					
25. STATE REGULATED DAM PERMIT					
26. LOCATED IN DAM BREAK FLOODPLAIN ZONE (STATE REGULATED DAMS)					
27. EXTRA PLAN SETS REQUIRED					
28. FEMA LETTER OF MAP REVISION					
29. VEGETATED ROOF NOTE					
30. OVERLAY DISTRICT INFORMATION					
31. TREE BANKING					
32. TREE FUND					
33. GREEN PROJECT CERTIFICATION FOR GREEN PRIORITY PLAN REVIEW					
MODIFICATIONS/WAIVERS					

SOLID WASTE AND RECYCLING: ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

SINGLE-FAMILY DETACHED AND TOWNHOUSE DEVELOPMENTS
 I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN TO CHECK APPLICABLE STATEMENTS:
 IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.
 NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.
NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.
 I CERTIFY THAT (ALL STEPS MUST BE COMPLETED):
 I HAVE COMPLETED A WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.
 I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER _____ IN _____ BUILDING.
 THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM RECYCLING REQUIREMENT AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.

SANITARY SEWER INFORMATION
 WASTEWATER TREATMENT PLANT _____ BLUE PLANS _____ SANITARY SEWER REIMBURSEMENT CHARGES.
 THIS SITE IS SUBJECT TO _____ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

STORMWATER INFORMATION
 HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES NO
 SWM FACILITIES (PROPOSED ONLY)

FACILITY #	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	WATERSHED	RECYCLING WATERS	MAINTENANCE AGREEMENT Y/N	WHAIR CODE

DISTURBED AREA (DA) WITHIN WATERSHED(S):
 WATERSHED 1: CURB RUN DA= _____ (ACRES) TOTAL DISTURBED AREA= _____ (ACRES)
 WATERSHED 2: _____ DA= _____ (ACRES)
 WATERSHED 3: _____ DA= _____ (ACRES)

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

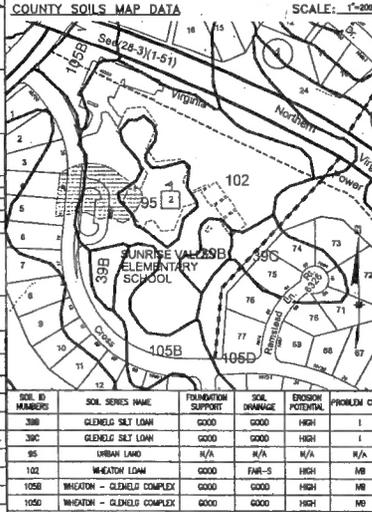
ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
URDWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

POTENTIAL FOR WETLANDS
 IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP? YES NO
 IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREA MAP? YES NO
 IF YES, TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE PLAN IS APPROVED.

NOTES AND CONDITIONS

- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
- WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THE VIRGINIA DEPARTMENT OF FIRE AND RESCUE SHALL BE MAINTAINED IN AN OPERATING CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.
- A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2888.
- CONTRACTORS SHALL NOTIFY THE "MESS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
- FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF 2,500 SQUARE FEET OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF CONSERVATION AND RECREATION OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSWMP) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
 - THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
 - A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
 - A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

FIRE MARSHAL NOTES
 AVAILABLE FIRE FLOW _____ (GAL./MIN.)
 SOURCE OF FIRE FLOW INFO: _____ WATER TOWER
 TYPE OF CONSTRUCTION - USBC _____
 USE GROUP CLASSIFICATION - USBC _____ (FT.)
 BUILDING HEIGHT TO BE FULLY SPRINKLERED YES NO
 IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 NFPA 13B NFPA 13R
 SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION. (SEE PUBLIC WATER AGENCY NOTES ON SHEET _____)



PROFESSIONAL SEAL AND SIGNATURE _____
 PROFESSIONAL SEAL AND SIGNATURE _____
 PROFESSIONAL SEAL AND SIGNATURE _____

DATE _____ DATE _____ DATE _____

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE
 1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION
 2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL

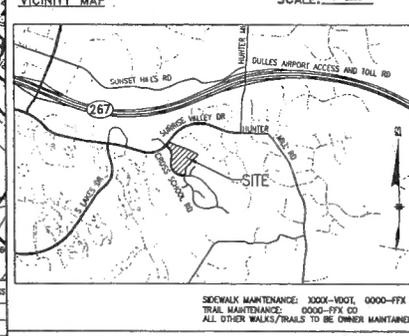
D.P.E. SIGNATURE & PRINTED NAME _____ D.P.E. SIGNATURE & PRINTED NAME _____
 REG. NO. _____ REG. NO. _____
 DATE _____ DATE _____

ZONING REQUIREMENTS

- ZONING _____ PERM. _____ (SQ. FT.)
- AVERAGE LOT AREA _____ (SQ. FT.)
- MIN. LOT AREA _____ (SQ. FT.)
- MIN. LOT WIDTH _____ (FT.)
- MAX. BUILDING HEIGHT _____ (FT.)
- NUMBER OF FLOORS _____ (Commercial/Industrial ONLY)
- MIN. YARD REQUIREMENTS:
 - FRONT _____ (FT.) SIDE _____ (FT.) REAR _____ (FT.)
 - MAXIMUM FAR _____ (D.U./AC.)
 - MAXIMUM DENSITY _____ (D.U./AC.)
 - OPEN SPACE REQUIRED _____ (SQ. FT.)
 - ANGLE OF BULK PLANE: FRONT _____ (D.U./AC.) REAR _____ (D.U./AC.) (DETAILS ON SHEET _____)
 - OVERLAY DISTRICT(S) _____

SITE PLAN (SP) TABULATIONS

- SITE AREA - 15.88 (ACRES) 652,509 (SQ. FT.)
- AREA OF STREET DEDICATION _____ (SQ. FT.)
- USE _____ PUBLIC ELEMENTARY SCHOOL
- NUMBER OF LOTS _____ N/A
- AREA OF LOTS _____ (SQ. FT.)
- DENSITY _____ (D.U./AC.)
- EXISTING BUILDING GROSS FLOOR AREA - 88,728 (SQ. FT.)
- PROPOSED BUILDING GROSS FLOOR AREA - 85,889 (SQ. FT.)
- EXISTING BUILDING NET FLOOR AREA - N/A (SQ. FT.)
- PROPOSED BUILDING NET FLOOR AREA - N/A (SQ. FT.)
- TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 5.1313
- PROPOSED BUILDING HEIGHT _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____ 15 MAX. COMMERCIAL/INDUSTRIAL ONLY
- TOTAL HANDICAPPED PARKING REQUIRED _____ 5
- TOTAL HANDICAPPED PARKING PROVIDED _____ 5
- TOTAL HANDICAPPED VAN SPACES REQUIRED _____ 1
- TOTAL HANDICAPPED VAN SPACES PROVIDED _____ 1
- TOTAL PARKING SPACES REQUIRED _____ 114
- TOTAL PARKING SPACES PROVIDED _____ 130
- LOADING SPACES REQUIRED _____ 2
- LOADING SPACES PROVIDED _____ 2
- OPEN SPACE PROVIDED _____ 75 % 588,124 (SQ. FT.)



TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
27-1	3	2	

ENGINEER'S/SURVEYOR'S CERTIFICATE:
 THIS PROPERTY IS IN THE NAME OF FAIRFAX COUNTY SCHOOL BOARD AS RECORDED IN DEED BOOK _____ PAGE _____ OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

OWNER INFORMATION
 (X) OWNER TRUSTEE () CORPORATION / PARTNERSHIP / AN INDIVIDUAL
 FAIRFAX COUNTY SCHOOL BOARD
 NAME _____ 703-246-3022
 8115 GARDESIDE RD FALLS CHURCH VA 22042
 ADDRESS _____ PHONE _____

DEVELOPER INFORMATION
 (X) DEVELOPER CONTRACT OWNER () CORPORATION / PARTNERSHIP / AN INDIVIDUAL
 FAIRFAX COUNTY SCHOOL BOARD
 NAME _____ 703-246-3022
 8115 GARDESIDE RD FALLS CHURCH VA 22042
 ADDRESS _____ PHONE _____

WETLANDS PERMITS CERTIFICATION
 I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW HAVE BEEN OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE _____
 OWNER/DEVELOPER _____ NAME _____ TITLE _____

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.

APPROVED

DATE _____ BY _____ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

CERTIFICATE OF NO CHANGE (FOR SUBMISSION OTHER THAN THE FIRST)
 I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PRIOR APPROVAL BY THE:
 FIRE MARSHAL DATED: _____
 WATER AUTHORITY DATED: _____
 HEALTH DEPARTMENT DATED: _____
 1007 DATED: _____
 DPWS-SAN. SEWER DATED: _____
 DPWS-STREETLIGHTS DATED: _____

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	CONCRETE
2	GENERAL NOTES-1
3	EXISTING CONDITIONS PLAN
4	OVERALL PLAN
5	PC PLAN
6	IMP-PRM-ADJUSTED OUTFALL
7	LANDSCAPE PLAN
8	ARCH PLANS - FOR INFO ONLY-1
9	ARCH PLANS - FOR INFO ONLY-2

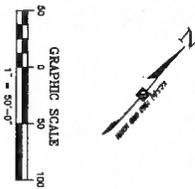
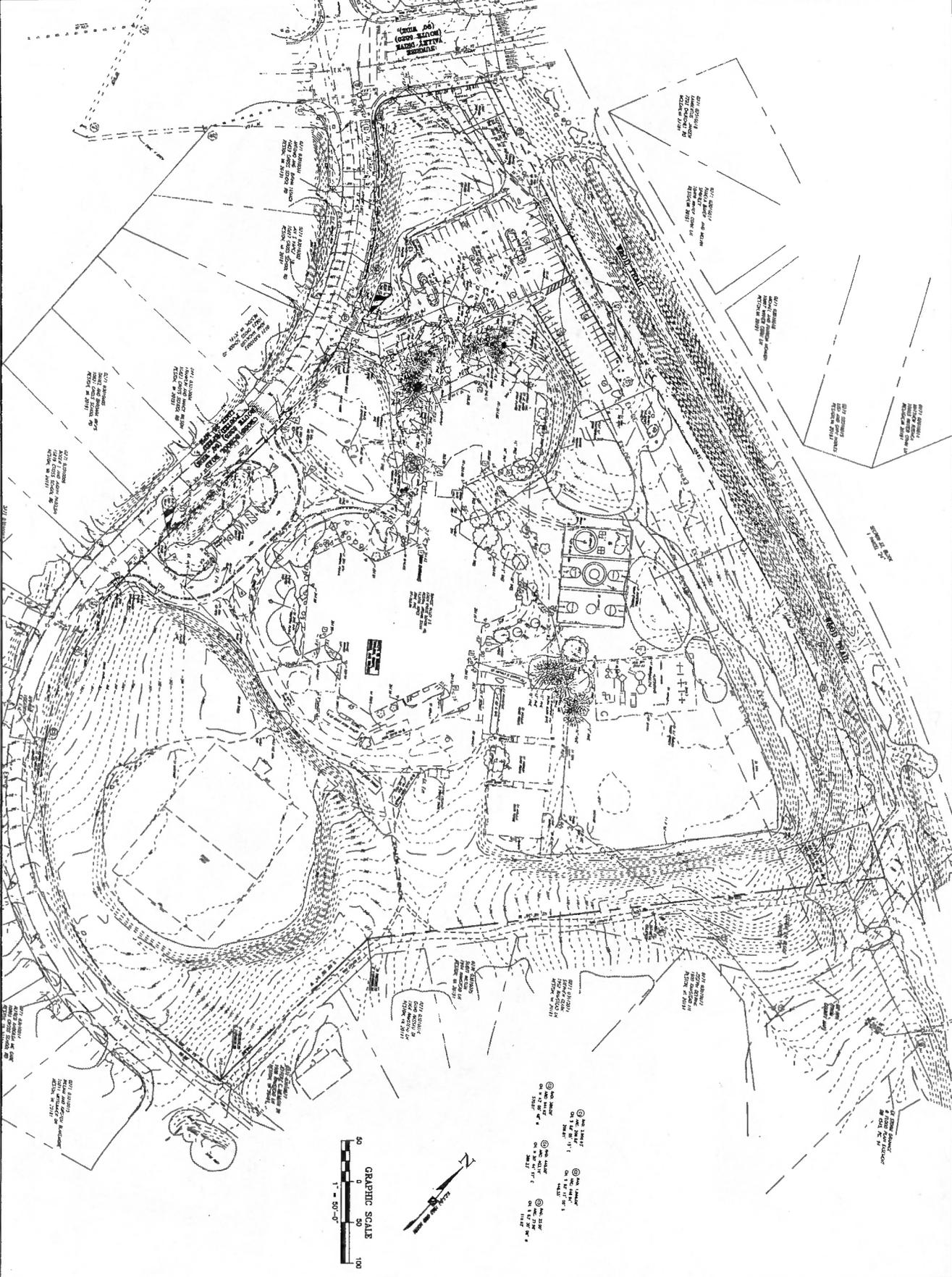
PERSONAL ENGINEER'S SURVEYOR
 FAIRFAX COUNTY, VIRGINIA
 2021 OLD LEE HIGHWAY, SUITE 400
 FAIRFAX, VA 22031
 PHONE NO: (703) 881-4000 FAX NO: (703) 881-4000
 EMAIL: ANTHONY@PERSONALENGINEERS.COM
 PROJECT MANAGER: JOHN SLODICK

SUNRISE VALLEY ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
 HARRISON MALL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

COUNTY NUMBERS
PRC-C-337

PLAN REVIEWER

SHEET 1 OF 9
 1
 REVISED: 7/11
 DATE: 11/16/2021



**SUNRISE VALLEY ELEMENTARY SCHOOL
RENOVATION AND ADDITIONS
HUNTER MILL DISTRICT FAIRFAX COUNTY, VA
EXISTING CONDITIONS PLAN**

SCALE: 1" = 50'	DATE: 2/21/2012
DRAWN BY: JCB	CHECKED BY: JS
PROJECT NUMBER: 11090002	DRAWING NUMBER: 3



NO.	DATE	DESCRIPTION
1	11/17/11	PRC PLAN SUBMISSION
2	2/27/12	RE-SUBMISSION
3	4/8/12	RE-SUBMISSION
4	5/4/12	RE-SUBMISSION
5	3/29/13	RE-SUBMISSION
6	4/18/13	RE-SUBMISSION

ADTEK
 CIVIL, ELECTRICAL, MECHANICAL ENGINEERING & LANDSCAPE ARCHITECTURE
 3251 Old Lee Highway, Suite 405
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4056
 www.adtekgengineers.com

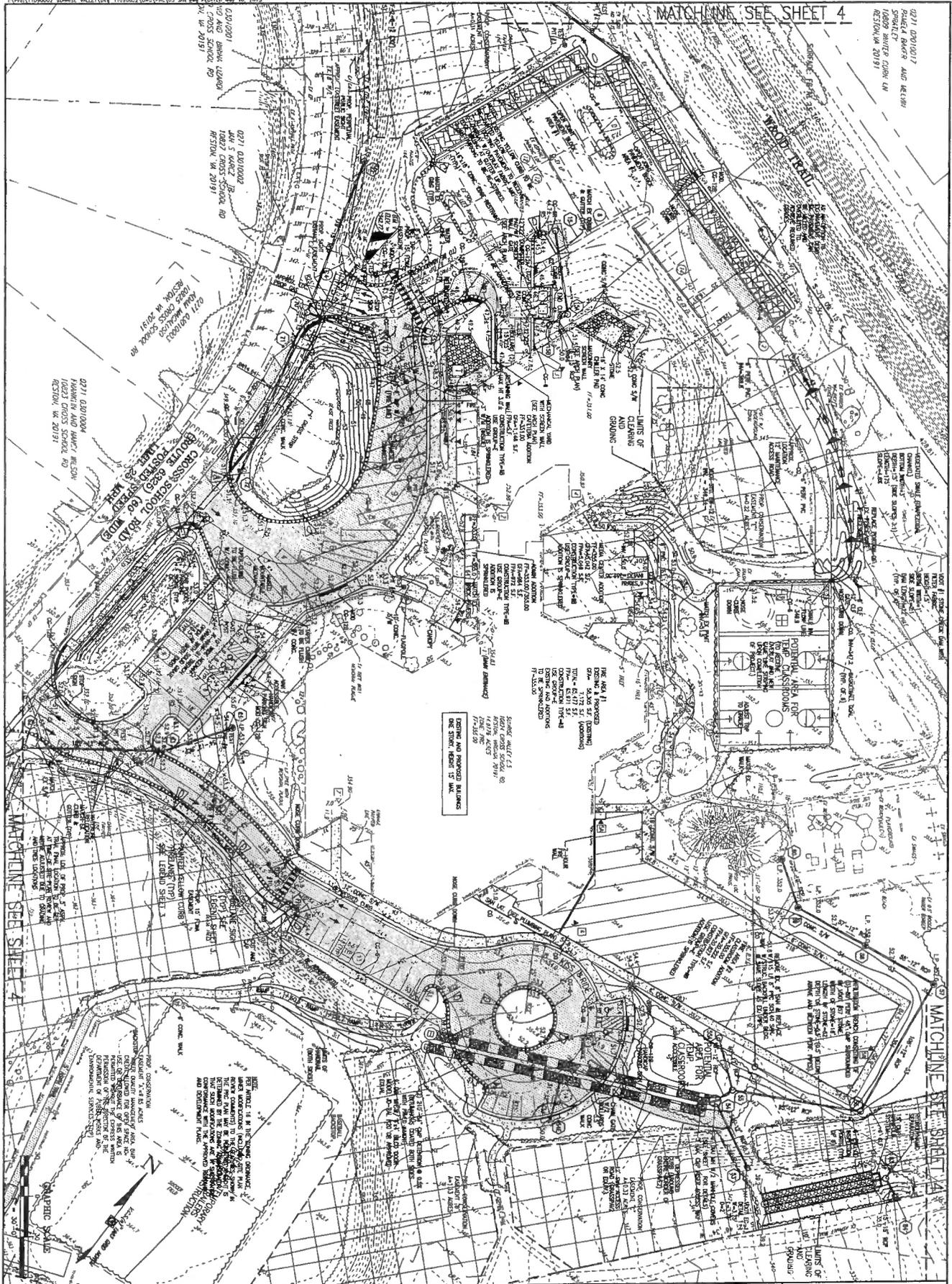
MATCHLINE SEE SHEET 4

0271 02010017
 0271 02010017
 10009 WHITE OAK LN
 RESTON, VA 20191

0271 02010017
 0271 02010017
 10009 WHITE OAK LN
 RESTON, VA 20191

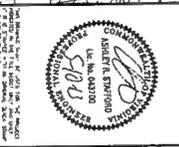
0271 02010002
 0271 02010002
 10009 WHITE OAK LN
 RESTON, VA 20191

0271 02010004
 0271 02010004
 10009 WHITE OAK LN
 RESTON, VA 20191



EXISTING AND PROPOSED BUILDING
 ONE STORY HEIGHT 15' MAX

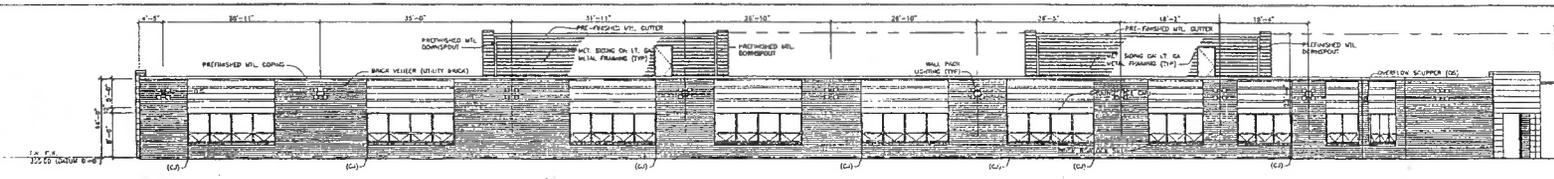
**SUNRISE VALLEY ELEMENTARY SCHOOL
 RENOVATION AND ADDITIONS**
 HUNTER MILL DISTRICT FAIRFAX COUNTY, VA
PRC PLAN



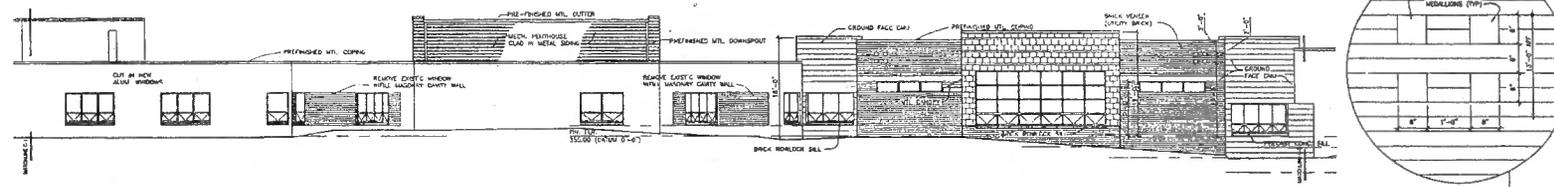
NO.	DATE	DESCRIPTION	ISSUE
1	3/16/13	RE-SUBMISSION	
2	3/22/13	RE-SUBMISSION	
3	3/4/12	RE-SUBMISSION	
4	4/8/12	RE-SUBMISSION	
5	2/21/11	RE-SUBMISSION	
6	2/2/11	RE-SUBMISSION	
7	11/17/11	PRC PLAN SUBMISSION	

SCALE: 1" = 30'
 DATE: 2/21/2012
 DRAWN BY: JCB
 CHECKED BY: JS
 PROJECT NUMBER: 11090002
 SHEET NUMBER: 5

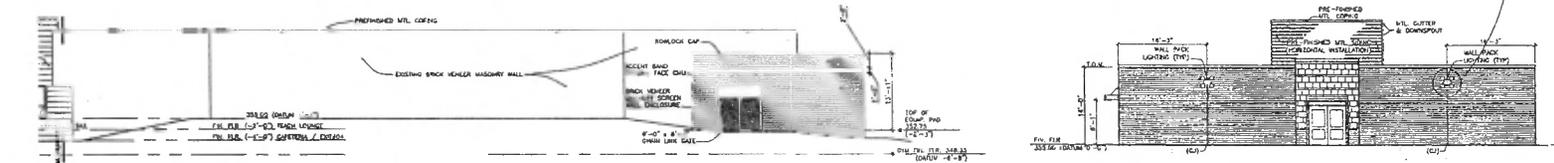
ADTEK
 CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ENVIRONMENTAL
 3251 Old Lee Highway, Suite 405
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4056
 www.adtekingineers.com



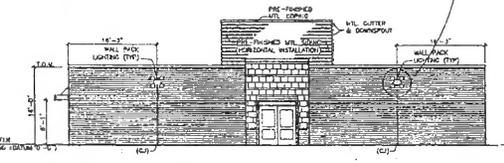
BUILDING ELEVATION C (unfolded)
SCALE: 1/8"=1'-0"



BUILDING ELEVATION C
SCALE: 1/8"=1'-0"



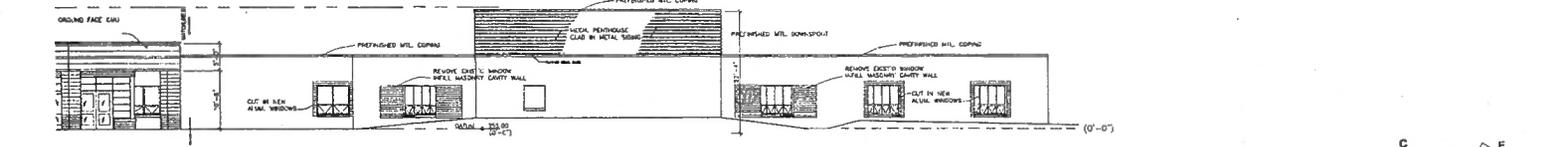
BUILDING ELEVATION C
SCALE: 1/8"=1'-0"



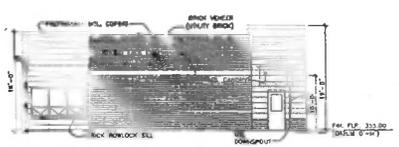
BUILDING ELEVATION E
SCALE: 1/8"=1'-0"



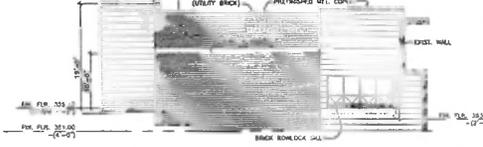
BUILDING ELEVATION D
SCALE: 1/8"=1'-0"



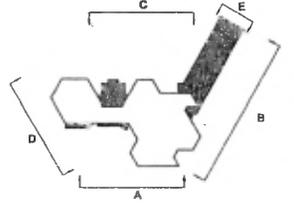
BUILDING ELEVATION D
SCALE: 1/8"=1'-0"



MEDIA CENTER ADDITION SOUTH ELEVATION
SCALE: 1/8"=1'-0"



MEDIA CENTER ADDITION NORTH ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

The Marshall Group, Ltd.
ARCHITECTURAL, INTERIOR, LANDSCAPE ARCHITECTURE
11230 ROBERT BACON DRIVE, SUITE 11
RESTON, VIRGINIA
PHONE: (703) 238-8828
FAX: (703) 238-8823
www.marshallgroup.com

FCPS Fairfax County Public Schools
Department of Facilities and Transportation Services
Office of Design & Construction

Consultants
Arluk Engineers
3361 Old Lee Highway, Suite 450
Fairfax, Virginia 22031
Phone: (703) 891-0400
Bridgman Associates, Ltd.
9600 Lees Street, Suite 300
Fairfax, Virginia 22031
Phone: (703) 273-5441

Submission
Schematic Design
Final Design
100% Construction Documents
Permit Approval
Final Construction Documents

Revisions

SUNRISE VALLEY ELEMENTARY SCHOOL RENOVATION
10824 CROSS SCHOOL RD., RESTON, VA
NEW WORK BUILDING ELEVATIONS
- C & D

Issue Printed Number: 03-084 Date: 2002 July 11:07
Date: February 12, 2003
Drawing No.: 10824-03-001
Checked by: JCB
Scale: 1/8"=1'-0"

A-202

ADTEK
GENERAL CONTRACTOR, LANDSCAPE ARCHITECTURE
3251 Old Lee Highway, Suite 405
Fairfax, Virginia 22031
Phone: 703-691-4340 Fax: 703-691-4056
www.adtekinc.com

REVISIONS
NO. DATE DESCRIPTION
1 11/11/01 PRE-FINISHED W/L CORNING
2 11/11/01 PRE-FINISHED W/L CORNING
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100 11/11/01 PRE-FINISHED W/L CORNING

SUNRISE VALLEY ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
HUNTER MILL DISTRICT FAIRFAX COUNTY, VA
ARCH PLANS - FOR INFO ONLY - 2
DATE: 11/11/01
SCALE: 1/8"=1'-0"
DRAWN: JCB
CHECKED: JCB
DATE: 11/09/02
MARKER: 9



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PRC-C-377
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 OCT 03 2011
 Zoning Evaluation Division

APPLICATION FOR A PRC PLAN
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
 I (We), FAIRFAX COUNTY PUBLIC SCHOOLS, the applicant (s) request approval of a PRC Plan for the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

<u>2</u>	<u>2</u>	<u>Z4</u>	<u>5046</u>	<u>59</u>
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

<u>Z7-1</u>	<u>3</u>	<u>-</u>	<u>2</u>	<u>14.98</u>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

10824 CROSS SCHOOL ROAD, RESTON, VA, 20191

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SOUTHEAST CORNER OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND CROSS SCHOOL ROAD
PRESENT USE: PUBLIC ELEMENTARY SCHOOL **PROPOSED USE:** PUBLIC ELEMENTARY SCHOOL
MAGISTERIAL DISTRICT: HUNTER MILL **OVERLAY DISTRICT (S):** N/A

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

JOHN SOUSER
 Type or Print Name

John Souser
 Signature of Applicant or Agent

3251 OLD LEE HWY, SUITE 405, FAIRFAX, VA, 22030
 Address

(Work) 703-691-4040 (Mobile) 703-380-5392
 Telephone Number

Please provide name and telephone number of contact if different from above:

PRC 2011-0266

DO NOT WRITE BELOW THIS SPACE

Date application accepted: December 1, 2010 Fee Paid \$ waived

Virginia Ruffner