



APPLICATION ACCEPTED: August 26, 2013
PLANNING COMMISSION: May 1, 2014
BOARD OF SUPERVISORS: *TBD*

County of Fairfax, Virginia

April 22, 2014

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT

APPLICATION SEA 01-M-036-02

MASON DISTRICT

APPLICANT:	Pinecrest School, Inc.
ZONING:	R-4
PARCEL(S):	60-3 ((14)) – 2B
AREA:	2.00 acres
SPECIAL EXCEPTION CATEGORY:	Category 3: Quasi-Public Uses
PLAN MAP:	Public Facilities and Institutional
PROPOSAL:	To increase maximum enrollment of a private school from 120 to 180 students; increase grade level; add pre-and after-care; modify hours; and replace one school building; plus related site and development condition modifications.

STAFF RECOMMENDATIONS:

Staff recommends that SEA 01-M-036-02 be approved subject to the development conditions contained in Appendix 1.

Michael H. Lynskey

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



Staff recommends that the following modifications be approved:

- Modification of the transitional screening requirements (per Sect. 13-305, Par. 3) along the north and west boundaries to utilize existing and proposed vegetation, as shown on SE plat, and as supplemented to meet the intent of the transitional screening requirements, as determined necessary by the Urban Forest Management Division of DPWES at the time of site plan review.
- Modification of the loading space requirements for the private school of general education and child-care/nursery school uses (per Sect. 11-202, Par. 3B), in favor of one 15-foot x 25-foot bus parking space.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, 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 Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

O:\mlynsk\Pinecrest SEA 01-M-036-02\Draft Staff Report\01 - SEA 01-M-036-02_SR Cover.doc



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

Special Exception Amendment

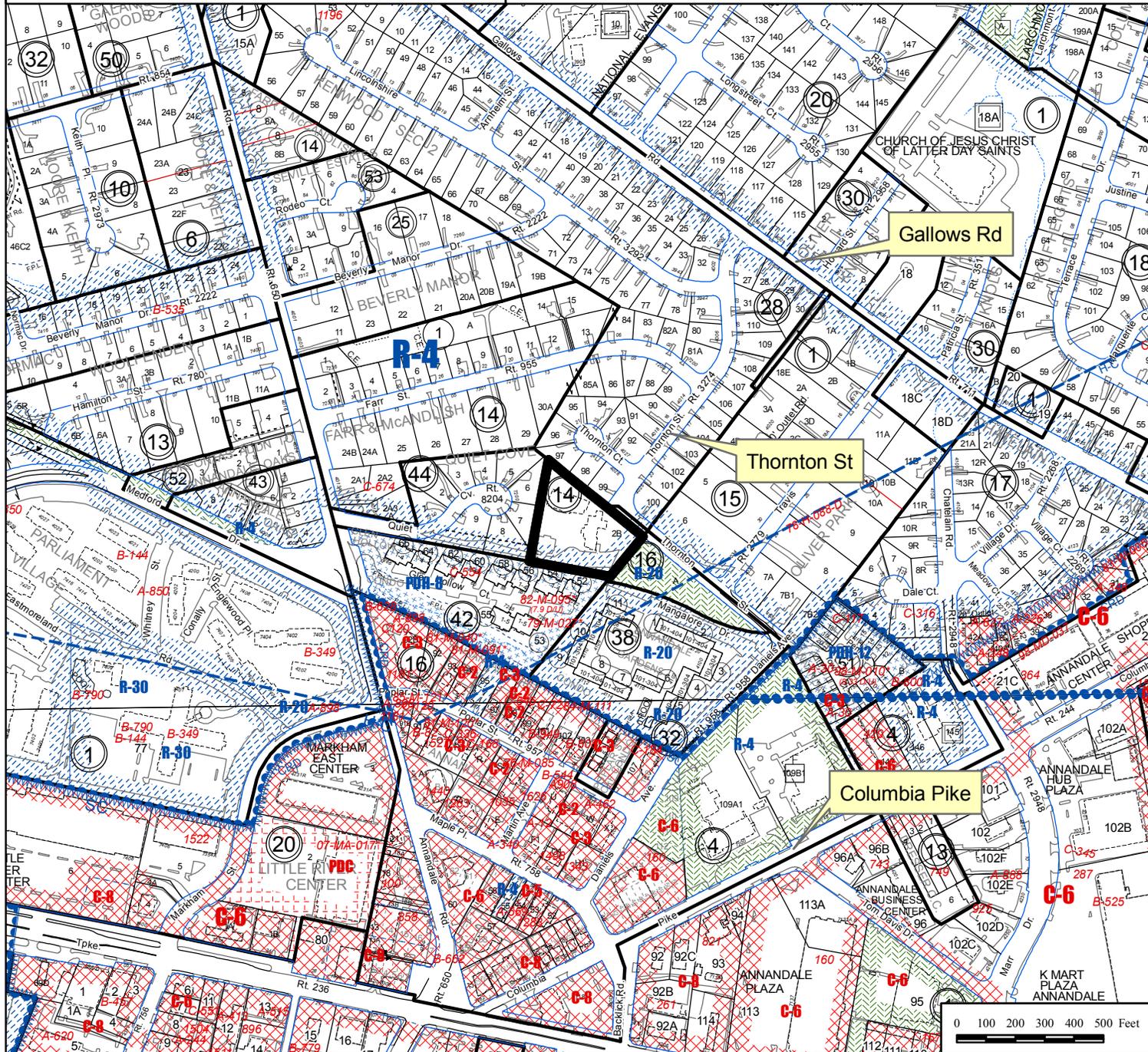
SEA 01-M-036-02



Applicant:
Accepted:
Proposed:

PINECREST SCHOOL, INCORPORATED
08/26/2013
AMEND SE 01-M-036 PERVIOUSLY APPROVED FOR NURSERY SCHOOL AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT THE ADDITION OF CHILD CARE CENTER, MODIFICATIONS OF DEVELOPMENT CONDITIONS AND SITE MODIFICATIONS

Area: 2 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 03-040403-040403-0404
Art 9 Group and Use: 3-10 3-11 3-10
Located: 7209 QUIET COVE, ANNANDALE, VA 22003
Zoning: R-4
Plan Area: 1,
Overlay Dist:
Map Ref Num: 060-3- /14/ /0002B



SPECIAL EXCEPTION AMENDMENT PLAT PINECREST SCHOOL

*MAY 23, 2013
REV. APRIL 3, 2014*

PROJECT TEAM

OWNER/APPLICANT

PINECREST SCHOOL, INC.
ATTN. NICOLE McDERMOTT
7209 QUIET COVE
ANNANDALE, VA. 22003
PHONE: (703) 354-3446
FAX: (703) 354-0502

LAND USE ATTORNEY

WALSH, COLUCCI, LUBELY,
EMRICH AND WALSH
ATTN. LYNNE STROBEL
2200 CLARENDON BOULEVARD
13TH FLOOR
ARLINGTON, VA. 22201
PHONE: (703) 528-4700
FAX: (703) 525-3197

ARCHITECT

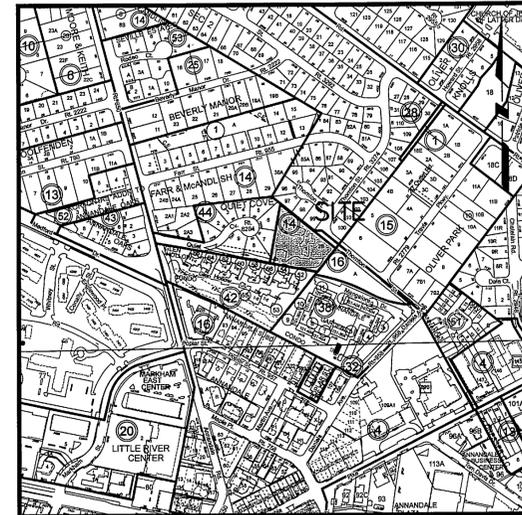
MTFA ARCHITECTURE, INC.
ATTN. MICHAEL FOSTER
2311 WILSON BOULEVARD
SUITE 200
ARLINGTON, VA. 22201
PHONE: (703) 524-6616
FAX: (703) 524-6618

CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
ATTN. TED BRITT
690 CENTER STREET
SUITE 300
HERNDON, VA. 20170
PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

- 1) COVER SHEET
- 2) NOTES & DETAILS
- 3) SPECIAL EXCEPTION PLAT
- 4) STORMWATER MANAGEMENT
- 5) EXISTING CONDITIONS AND VEGETATION MAP
- 6) SOILS REPORT



VICINITY MAP
SCALE: 1"=500'



**TRI-TEK
ENGINEERING**
CIVIL
ENVIRONMENTAL
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SURVEYING

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PINECREST SCHOOL, INC.
D.B. 5440, PG. 826

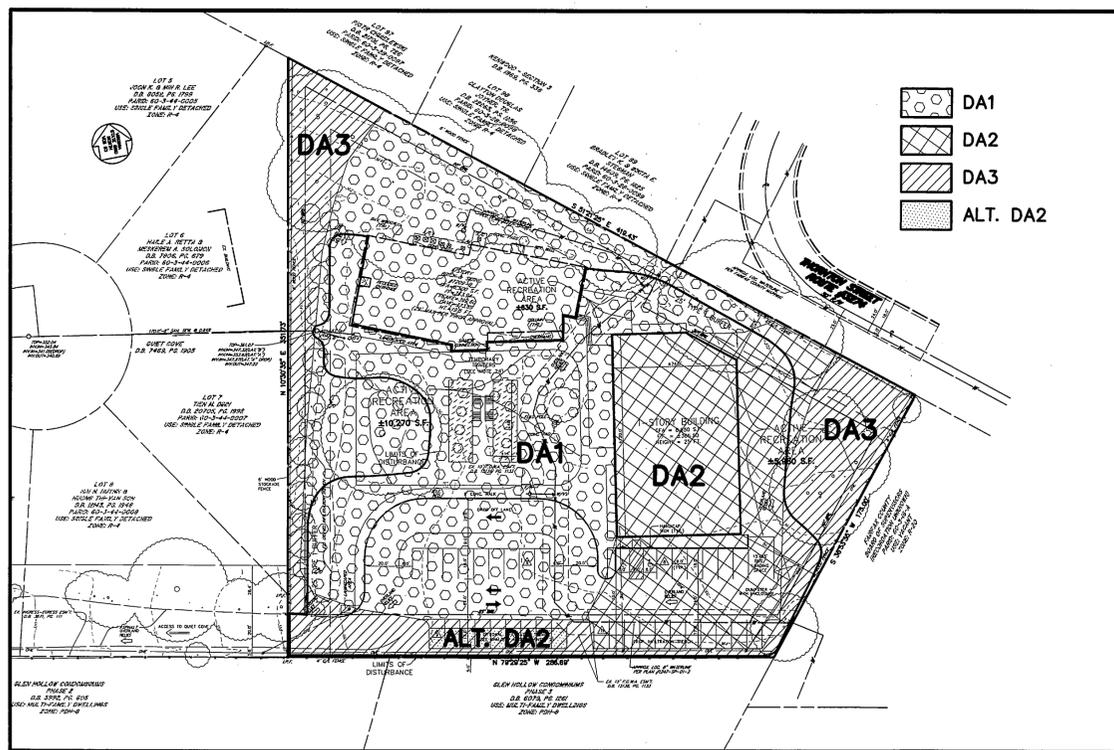
FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

COVER SHEET

DATE	REVISION
08.12.13	PER COUNTY COMMENTS
11.07.13	PER COUNTY COMMENTS
01.17.14	PER COUNTY COMMENTS
04.03.14	PER COUNTY COMMENTS

PM: IDB SCALE: NONE
PE: IDB DATE: 05.23.13
CO: MSO SHEET 1 OF 6



BMP COMPUTATIONS:
 II. Watershed Information
 BMP MAP
 SCALE: 1" = 50'

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
DA1: ONSITE CONTROLLED (EX. INF. TRENCH)	0.54	1.11
DA2: ONSITE CONTROLLED	0.75	0.46
DA3: ONSITE UNCONTROLLED	0.37	0.43

Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
DA1: ONSITE CONTROLLED	0.54	1.11	0.60
DA2: ONSITE CONTROLLED	0.75	0.46	0.35
DA3: ONSITE UNCONTROLLED	0.37	0.43	0.16
(b) Total =			1.11
(c) Weighted average "C" factor =			0.56

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
DA1	EX. INFIL. TRENCH	50	1.11/2.0=0.56	0.54/0.56=0.96	26.88
DA2	INFIL. TRENCH	50	0.46/2.0=0.23	0.75/0.56=1.34	15.41
(a) Total =					42.29 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) and 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x ("pre" / "post")] x 100 = %

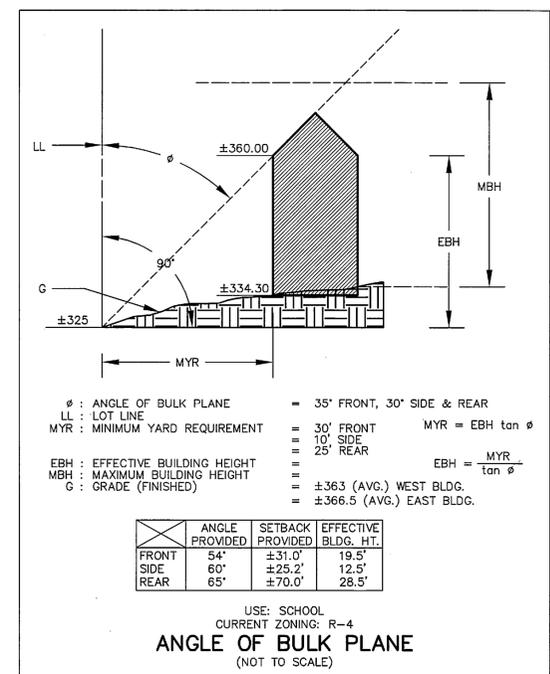
(B) If Line 3(a) 42.29 ≥ Line 4(a) 40.00 then Phosphorus removal requirement is satisfied. THEREFORE, BMP REQUIREMENTS FOR THIS SITE HAVE BEEN MET.

SWM/BMP FACILITY NOTE:

THE SWM/BMP FACILITIES PROVIDED ON THIS PLAN MEET THE REQUIREMENTS SET FORTH IN THE CURRENT PFM. ALTERNATIVE LOCATIONS OF SWM/BMP FACILITIES (ALT. DA-2) HAVE BEEN PROVIDED TO PROVIDE FLEXIBILITY OF DESIGN IN MEETING FUTURE SWM/BMP REQUIREMENTS. THESE ALTERNATIVE FACILITIES ARE NOT ACCOUNTED FOR IN THE PROVIDED BMP COMPUTATIONS.

THE APPLICANT RESERVES THE RIGHT TO SUBSTITUTE SWM/BMP TYPES AND FACILITIES AT THE TIME OF FINAL ENGINEERING IF SITE CONSTRAINTS PROHIBIT THE USE OF THE DOCUMENTED FACILITIES.

ALL SWM/BMP FACILITIES WILL BE PRIVATELY MAINTAINED.



SITE DATA

- TAX MAP LOCATION: 60-3-14-0002B
- SITE ADDRESS: 7209 QUIET COVE
- TOTAL SITE AREA: ±2.0000 ACRES OR ±87,120 S.F.
- ZONING: R-4
- USE: PRIVATE SCHOOL OF GENERAL EDUCATION AND NURSERY SCHOOL/CHILD CARE CENTER
- EXISTING BUILDING AREA: ±12,095 S.F.
- PROPOSED/TOTAL BUILDING AREA: ±15,150 S.F.

SITE TABULATIONS

REQUIRED:	PROPOSED:
LOT SIZE REQUIREMENTS(*): LOT AREA: 8,400 SF LOT WIDTH: 70 LF	87,120 SF ±166 LF
BULK REGULATIONS(*): BUILDING HEIGHT: 60 FT. YARD REQUIREMENTS: FRONT: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FT. SIDE: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FT. REAR: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.	29 FT. ±31 FT. ±25.2 FT. ±70 FT.
F.A.R.: 0.30	0.18

* PARKING SCHEDULE:

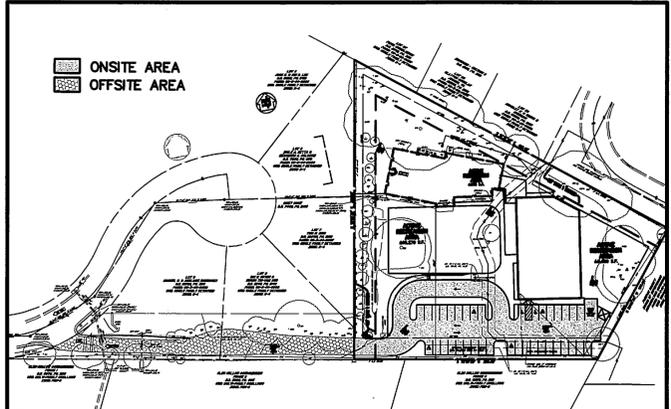
REQUIRED:
 PRIVATE SCHOOL: ONE (1) SPACE PER FACULTY AND STAFF MEMBER AND OTHER FULL-TIME EMPLOYEE, PLUS FOUR (4) SPACES FOR VISITORS (22 FACULTY/STAFF MEMBER MAX.)
 NURSERY SCHOOL/CHILD CARE CENTER: 0.19 SPACES PER CHILD (45 CHILDREN)
 TOTAL SPACES REQUIRED: 35 SPACES

PROVIDED: 37 PARKING SPACES

LOADING:
 REQUIRED: 1 SPACE FOR THE FIRST 10,000 SF PLUS ONE SPACE FOR THE NEXT 100,000 SF OR MAJOR FRACTION THEREOF.
 BUILDING AREA: 15,150 SF = 1 SPACE REQUIRED
 PROVIDED: 1 SPACE

MODIFICATIONS/WAIVERS

- THE SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:
- A MODIFICATION PER SECTION 13-305.3 OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING AND BUFFERS ALONG THE NORTH, SOUTH AND WESTERLY BOUNDARIES IN FAVOR OF THAT SHOWN (EXISTING TREES, EXISTING BARRIERS AND SUPPLEMENTAL PLANTINGS). SUPPLEMENTAL SHRUBS WILL BE PROVIDED AS DETERMINED NECESSARY BY DPWES AT THE TIME OF SITE PLAN REVIEW TO MEET THE INTENT OF THE TRANSITIONAL SCREENING REQUIREMENTS IN AN AMOUNT NOT TO EXCEED 45 SHRUBS IN THE NORTHERN BUFFER YARD AND 35 SHRUBS IN THE WESTERN BUFFER YARD.
 - A WAIVER OF THE REQUIREMENT TO PROVIDE A LOADING SPACE, PURSUANT TO SECTION 11-200, IS BASED ON THE FACT THAT THIS SCHOOL FACILITY DOES NOT HAVE A CAFETERIA OR OTHER NEEDS THAT WOULD REQUIRE DELIVERIES THAT WOULD HAVE AN EXTENDED TIMEFRAME. THE ONLY DELIVERIES TO THE SITE ARE FROM FEDEX, UPS, ETC. WHICH ONLY REQUIRE A DROP-OFF AREA.



INTERIOR PARKING LOT LANDSCAPING MAP
 SCALE: 1" = 100'

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:
 (SEE SHEET 3 FOR TREE LOCATIONS)

ONSITE PARKING LOT AREA: 17,095 SF
 INTERIOR LANDSCAPING REQ'D (5%): 854 SF
 TOTAL SHADE TREE COVER PROVIDED: 1,000 SF
 (5 SHADE TREES X 200 SF)

OFFSITE ACCESS DRIVE AREA: 7,672 SF
 INTERIOR LANDSCAPING REQ'D (5%): 384 SF
 TOTAL SHADE TREE COVER PROVIDED: ±7,338 SF
 (EXISTING SHADE TREES ALONG ACCESS ROAD)

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:
 (SEE SHEET 3 FOR TREE LOCATIONS)

	REQUIRED	PROVIDED
280' SOUTH (1 TREE/50 LF)	6	0*
66' NORTHWEST (1 TREE/50 LF)	2*	2*

*MET BY TYPE "H" BARRIER
 **SEE MODIFICATIONS/WAIVERS NARRATIVE ABOVE

GENERAL NOTES

- THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 2.0000± ACRES (87,120± S.F.) AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 60-3-14-0002B. THE PROPERTY IS ZONED R-4 AND IS CURRENTLY USED AS A PRIVATE SCHOOL.
- THIS SPECIAL EXCEPTION AMENDMENT REQUEST IS SUBMITTED FOR APPROVAL TO PERMIT THE CONSTRUCTION OF A NEW BUILDING, PARKING AREAS AND ANCILLARY PLAYGROUND AREAS. ALSO, THE SCHOOL ENROLLMENT IS PROPOSED TO BE CHANGED AND WILL INCLUDE BEFORE AND AFTER CARE AND A NURSERY.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (JUNE, 2012). NO TITLE REPORT FURNISHED.
- TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING (JUNE, 2012).
- THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF PINECREST SCHOOL, INC. AS RECORDED IN DEED BOOK 5440 AT PAGE 826 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE MODIFIED AS PERMITTED UNDER SECTION A7-209.3.
- THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT. THERE ARE NO TRAILS INDICATED ON THE TRAILS PLAN ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA AND NO RPA EXISTS ON THE PROPERTY.
- PROPOSED CONSTRUCTION WILL ADD IMPERVIOUS AREA TO THE SITE. DEVELOPMENT IS THEREFORE ANTICIPATED TO INCREASE STORMWATER RUNOFF AND IS PROPOSED TO BE CONTROLLED BY AN UNDERGROUND AND/OR STORM TECH INFILTRATION TYPE SYSTEM AND WATER QUALITY CONTROLS PROVIDED BY A SIMILAR SYSTEM AND SUPPLEMENTED BY STORM FILTER DEVICES AND/OR OTHER STRUCTURAL CONTROLS.
- DEVELOPMENT REQUIRED FOR THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY.
- ALL NEW SIGNAGE AND NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS PLAT PREPARED BY TRI-TEK ENGINEERING, INC. PROVIDED THAT MINOR MODIFICATIONS SHALL BE PERMITTED PURSUANT TO THE PROVISIONS OF SEC. 9.004. MODIFICATIONS WILL BE DETERMINED AS PART OF THE FINAL ENGINEERING AND SITE PLAN REVIEW BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
- SITE ACCESS WILL BE FROM QUIET COVE (ROUTE 8204).
- THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT. WIDE AND NO MAJOR UNDERGROUND UTILITY LOCATED ON THE PROPERTY.
- THERE ARE NO WATERS AND/OR WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT IDENTIFIED ON THE PROPERTY PER A STUDY CONDUCTED BY ANGLER ENVIRONMENTAL AND CONFIRMATION BY THE CORPS (NOVEMBER 2, 2009).
- OUTDOOR USEABLE RECREATIONAL SPACE IS ESTIMATED TO BE ±5,600 S.F.
- TRANSITIONAL BARRIERS ARE PROVIDED ALONG THE BOUNDARY OF THE PROPERTY (SEE MODIFICATIONS-THIS SHEET).
- ACCESS ROAD FROM QUIET COVE TO THE SITE SHALL BE SIGNED TO NOT ALLOW ON STREET PARKING. IF THIS ACCESS PATH IS DESIGNATED AS A FIRE LANE, THAT DESIGNATION WILL SATISFY THE ABOVE SIGNAGE REQUIREMENT.
- DENOTES THE ANTICIPATED LOCATION OF TEMPORARY TRAILERS TO BE USED FOR CLASSROOMS AND ADMINISTRATIVE SPACE UPON DEMOLITION OF THE EXISTING STRUCTURE AND UNTIL NEW BUILDING IS AVAILABLE. FINAL LOCATION OF TRAILERS AND ASSOCIATED TEMPORARY ACCESS WILL BE SET FORTH BY THE SITE PLAN.

EXISTING BUILDING TABLE

BUILDING	AREA (S.F.)	YEAR BUILT	NOTES
7029-A	5,595	1960	TO BE REMOVED
7029-B	6,500	2005	TO BE RETAINED
TOTAL	12,095		

TRANSITIONAL SCREENING CALCULATIONS:

SCREENING REQ'D	BARRIER	SCREENING PROVIDED	BARRIER PROVIDED
NORTH: TYPE 1	D,E,F	*MODIFIED (SEE BELOW)	EX. FENCING
SOUTH: N/A	H	N/A	*MODIFIED (SEE BELOW) & EX. FENCING
EAST: N/A	H	N/A	H & EX. FENCING
WEST: TYPE 1	D,E,F	*MODIFIED (SEE BELOW)	EX. & PROP. "F"

LENGTH	NORTH	WEST
WIDTH	420 LF	352 LF
SCREENING YARD AREA	25 LF	25 LF
10-YR. CANOPY FOR 75% COVERAGE	10,500 SF	8,800 SF
EXISTING CANOPY PRESERVED**	7,875 SF	6,600 SF
EXISTING LEYLAND CYPRESS PRESERVED	6,251 SF	2,250 SF
EX. LEYLAND CYPRESS MULTIPLIER (0.50)	0 SF	1,506 SF
PROP. 10-YR. CANOPY PROVIDED (SEE CHART BELOW)	0 SF	753 SF
TOTAL 10-YR. CANOPY PROVIDED	2,300 SF	3,600 SF
EVERGREEN SHRUBS REQ'D (3/10 LF P/L)	8,551 SF	6,603 SF
EVERGREEN SHRUBS PROVIDED	126	106
	45*	35*

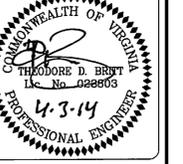
SCREEN YARD	LARGE EVERGREEN (200 SF)	MEDIUM EVERGREEN (100 SF)	LARGE DECIDUOUS (200 SF)	TOTAL
NORTH	6 (1,200 SF)	9 (900 SF)	1 (200 SF)	2,300 SF
WEST	9 (1,800 SF)	12 (1,200 SF)	3 (600 SF)	3,600 SF

*SEE MODIFICATIONS/WAIVERS NARRATIVE, THIS SHEET.
 ** AS PER PFM 12-0404.4



CIVIL ENVIRONMENTAL LAND PLANNING SURVEYING

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PINECREST SCHOOL, INC.
 D.B. 5440, PG. 826

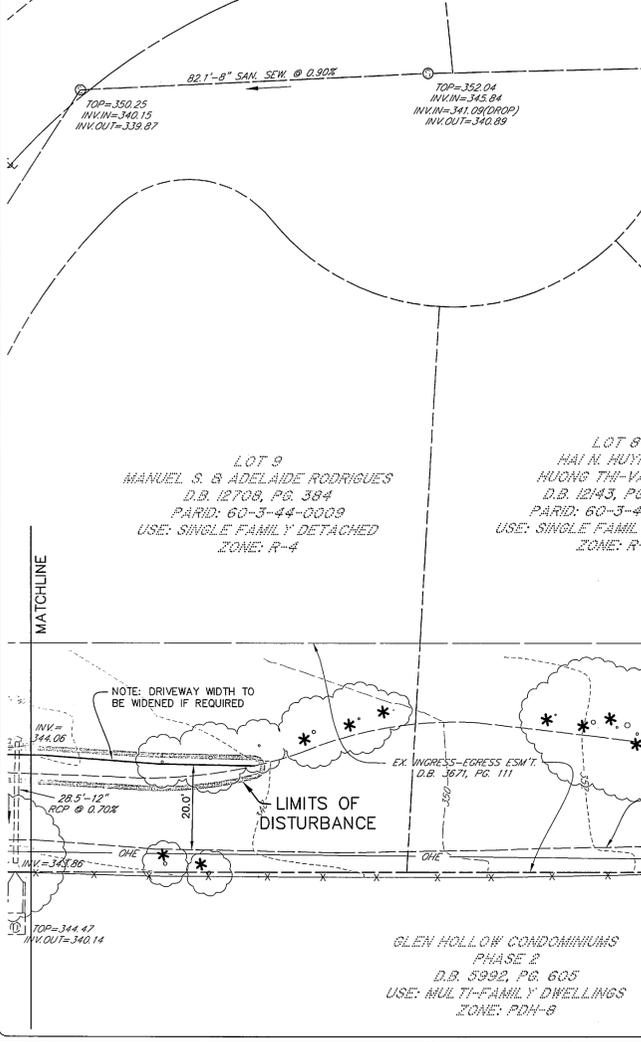
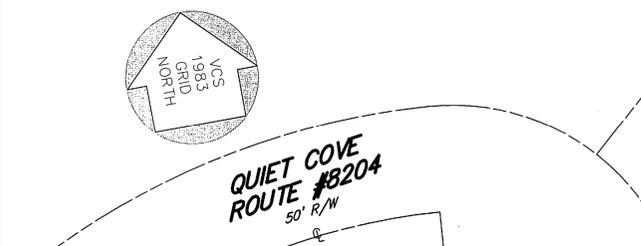
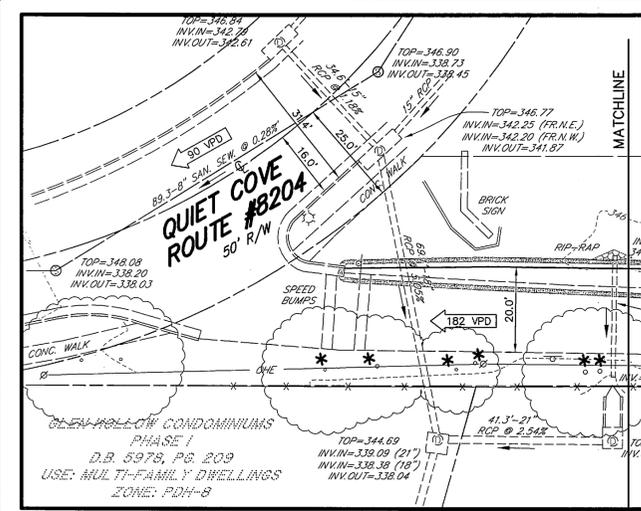
FAIRFAX COUNTY, VIRGINIA
 WASHINGTON DISTRICT

NOTES & DETAILS

DATE	REVISION
08/12/13	PER COUNTY COMMENTS:
11/19/13	PER COUNTY COMMENTS:
01/17/14	PER COUNTY COMMENTS:
04/03/14	PER COUNTY COMMENTS:

PM: IDB SCALE: 1"=50'
 PE: IDB DATE: 05.23.13
 CO: MSO SHEET 2 OF 6

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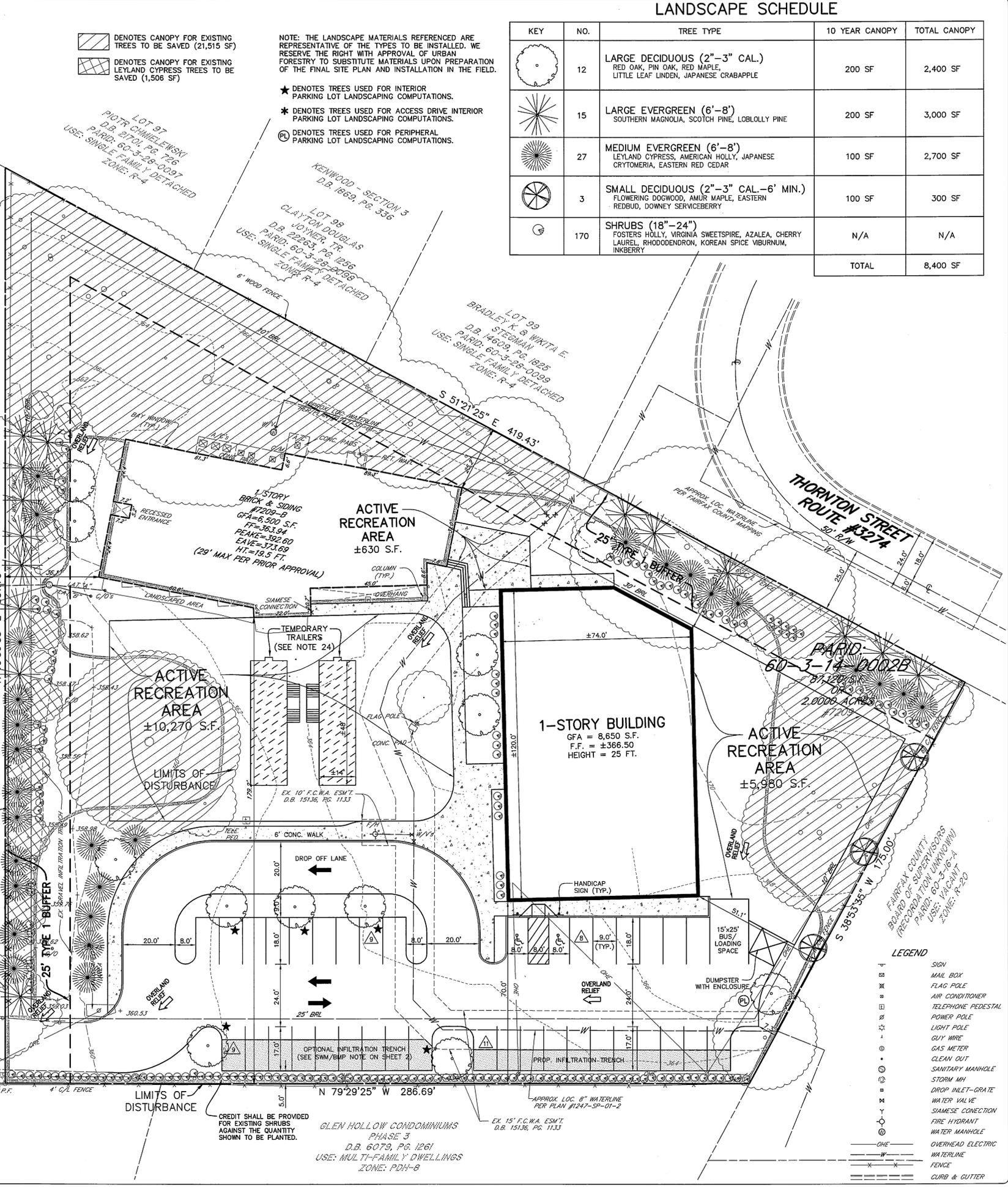
LOT 5
JOON K. & MIN R. LEE
D.B. 8052, PG. 1799
PARID: 60-3-44-0005
USE: SINGLE FAMILY DETACHED
ZONE: R-4

LOT 6
HAILE A. RETTA &
MESKEREM A. SOLOMON
D.B. 7806, PG. 679
PARID: 60-3-44-0006
USE: SINGLE FAMILY DETACHED
ZONE: R-4

LOT 7
TIEN M. DINH
D.B. 20705, PG. 1992
PARID: 60-3-44-0007
USE: SINGLE FAMILY DETACHED
ZONE: R-4

LOT 8
HAI M. HUYNH &
HUONG THI-VAN SON
D.B. 12143, PG. 1948
PARID: 60-3-44-0008
USE: SINGLE FAMILY DETACHED
ZONE: R-4

LOT 9
MANUEL S. & ADELAIDE RODRIGUES
D.B. 12708, PG. 384
PARID: 60-3-44-0009
USE: SINGLE FAMILY DETACHED
ZONE: R-4



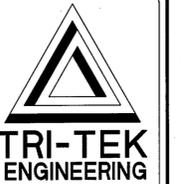
- DENOTES CANOPY FOR EXISTING TREES TO BE SAVED (21,515 SF)
- DENOTES CANOPY FOR EXISTING LEYLAND CYPRESS TREES TO BE SAVED (1,506 SF)

NOTE: THE LANDSCAPE MATERIALS REFERENCED ARE REPRESENTATIVE OF THE TYPES TO BE INSTALLED. WE RESERVE THE RIGHT WITH APPROVAL OF URBAN FORESTRY TO SUBSTITUTE MATERIALS UPON PREPARATION OF THE FINAL SITE PLAN AND INSTALLATION IN THE FIELD.

- ★ DENOTES TREES USED FOR INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS.
- * DENOTES TREES USED FOR ACCESS DRIVE INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS.
- ⊙ DENOTES TREES USED FOR PERIPHERAL PARKING LOT LANDSCAPING COMPUTATIONS.

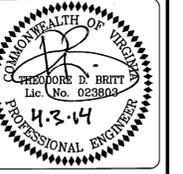
LANDSCAPE SCHEDULE

KEY	NO.	TREE TYPE	10 YEAR CANOPY	TOTAL CANOPY
	12	LARGE DECIDUOUS (2"-3" CAL.) RED OAK, PIN OAK, RED MAPLE, LITTLE LEAF LINDEN, JAPANESE CRABAPPLE	200 SF	2,400 SF
	15	LARGE EVERGREEN (6'-8') SOUTHERN MAGNOLIA, SCOTCH PINE, LOBLOLLY PINE	200 SF	3,000 SF
	27	MEDIUM EVERGREEN (6'-8') LEYLAND CYPRESS, AMERICAN HOLLY, JAPANESE CRYPTOMERIA, EASTERN RED CEDAR	100 SF	2,700 SF
	3	SMALL DECIDUOUS (2"-3" CAL.-6" MIN.) FLOWERING DOGWOOD, AMUR MAPLE, EASTERN REDBUD, DOWNEY SERVICEBERRY	100 SF	300 SF
	170	SHRUBS (18"-24") FOSTERS HOLLY, VIRGINIA SWEETSPIRE, AZALEA, CHERRY LAUREL, RHODODENDRON, KOREAN SPICE VIBURNUM, INKBERRY	N/A	N/A
TOTAL				8,400 SF



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

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PINECREST SCHOOL, INC.
D.B. 5440, PG. 826

FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

SPECIAL EXCEPTION
PLAT

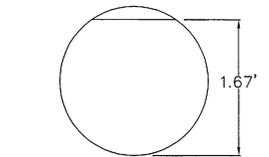
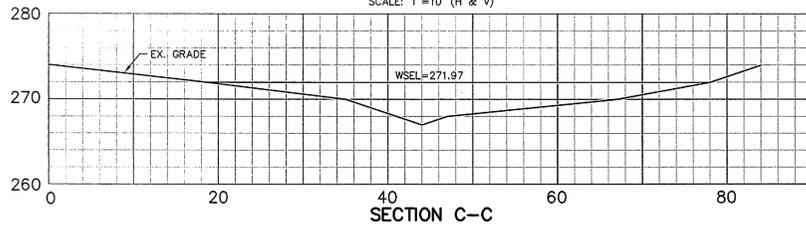
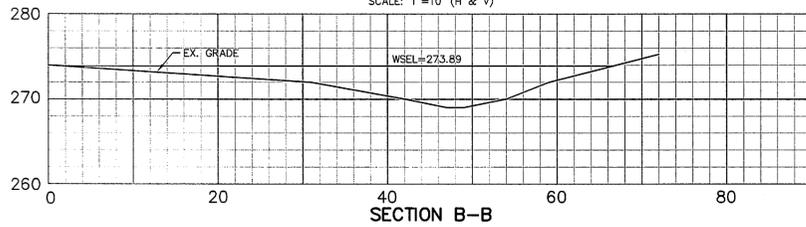
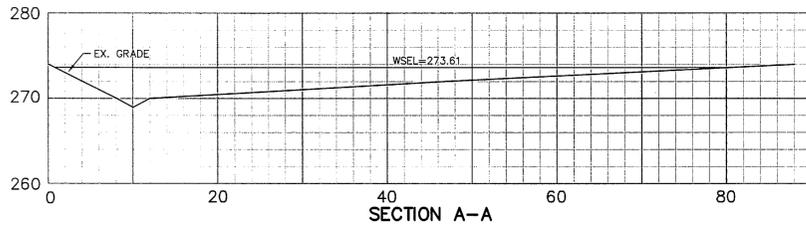
DATE	REVISION	PER COUNTY COMMENTS:
08.12.13		PER COUNTY COMMENTS:
11.19.13		PER COUNTY COMMENTS:
01.17.14		PER COUNTY COMMENTS:
04.03.14		PER COUNTY COMMENTS:

DATE: 05.23.13
SCALE: 1"=20'
SHEET: 3 OF 6

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OFFSITE DRAINAGE AREA MAP
SCALE: 1" = 300'



SECTIONS D-D, E-E & F-F
(EXISTING 21" CONCRETE PIPE RUN)
SCALE: 1" = 1' (H & V)

EX. PIPE COMPUTATIONS:

PIPE = 21" (1.75') RCP
SLOPE = 2.55%
Qfull = 25.30 CFS
Q10 = 22.98 CFS
WSEL10 = 1.67'
V10 = 11.92 FPS

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 request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
INFIL TRENCH (EX) <small>(e.g. dry pond, cistern, trench, underground storage tank, etc.)</small>	1.11		1.82	2,130	3,664	
INFIL TRENCH	0.46		0.46	480	1,182	
Totals	1.57		2.08	2,610	4,846	
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3 & 4. Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 & 3.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

MS-19 NARRATIVE

- A) ANALYSIS SHALL BE MADE TO A POINT AT LEAST 150 FEET DOWNSTREAM OF THE POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.
-POINT OF CONFLUENCE PROVIDED ON THIS SHEET.
- B) NATURAL CHANNEL SHALL BE ANALYZED USING TWO YEAR STORM FOR OVERTOPPING AND EROSION VELOCITY.
-THE NATURAL CHANNEL AT THE POINT WHERE THE DRAINAGE SHED IS 100 TIMES THE SITE AREA HAS BEEN ANALYZED, SEE THIS SHEET FOR CROSS SECTION. THE OUTFALL IS AN EXISTING PIPE OF ADEQUATE CAPACITY AND WILL BE FURTHER ANALYZED IN FINAL ENGINEERING PLANS.
- C) PROVIDE A DETAILED SITE SPECIFIC OUTFALL NARRATIVE.
-OUTFALL NARRATIVE PROVIDED ON THIS SHEET.
- D) PROVIDE OUTFALL LOCATION MAP(S) AND ALL DETAILED OUTFALL ANALYSIS COMPUTATIONS.
-SEE THIS SHEET FOR OUTFALL COMPUTATIONS AND OUTFALL MAP.
- E) AT LEAST 3 TO 5 CROSS SECTIONS, SELECTED AT CRITICAL LOCATIONS SHALL BE USED TO VERIFY THE ADEQUACY OF OUTFALL. CROSS SECTIONAL MUST BE BASED ON FIELD SURVEY DATA OR 2 FT CONTOUR INTERVALS.
-SEE THIS SHEET FOR CROSS SECTIONS.
- F) CROSS SECTIONS MUST HAVE SAME VERTICAL AND HORIZONTAL SCALE TO GIVE CLEAR PICTURE OF BED & BANKS.
-CROSS SECTIONS ARE SHOWN AT SAME VERTICAL AND HORIZONTAL SCALE.
- G) OUTFALL VELOCITIES SHALL BE COMPARED WITH EROSION VELOCITIES OF EXISTING CHANNEL.
-OUTFALL VELOCITIES HAVE BEEN ANALYZED. THE OUTFALL POINT WILL BE FURTHER ANALYZED FOR THE ABOVE CRITERIA IN FINAL ENGINEERING PLANS.
- H) THE USE OF 1-YR EXTENDED DETENTION IS RECOMMENDED TO REMEDY EXISTING DOWNSTREAM CHANNEL EROSION PROBLEMS.
-IF VELOCITIES ARE FOUND TO BE EROSION, METHODS WILL BE EMPLOYED DURING FINAL ENGINEERING DESIGN TO REMEDY EROSION PROBLEMS AND PROVIDE AN ADEQUATE OUTFALL.

STORMWATER MANAGEMENT COMPUTATIONS:

PREDEVELOPMENT RUNOFF: Q=CIA
C = ((0.82*0.9)+(1.18*0.3))/2.00 = 0.55
Q2 YR, 2 HR: 0.55 x 5.45 IN/HR x 2.00 AC = 6.00 CFS
Q10 YR, 2 HR: 0.55 x 7.27 IN/HR x 2.00 AC = 8.00 CFS
V2 YR, 2 HR: 0.55 x 2"/12" x 2.00 AC = 0.1833 AC-FT

POST-DEVELOPMENT RUNOFF: Q=CIA
C = ((0.90*0.9)+(1.10*0.3))/2.00 = 0.57
Q2 YR, 2 HR: 0.57 x 5.45 IN/HR x 2.00 AC = 6.21 CFS
Q10 YR, 2 HR: 0.57 x 7.27 IN/HR x 2.00 AC = 8.29 CFS
V2 YR, 2 HR: 0.57 x 2"/12" x 2.00 AC = 0.1900 AC-FT

INCREASE DUE TO DEVELOPMENT:
Q2 YR, 2 HR: 6.21 CFS - 6.00 CFS = 0.21 CFS
Q10 YR, 2 HR: 8.29 CFS - 8.00 CFS = 0.29 CFS
V2 YR, 2 HR: 0.1900 AC-FT - 0.1833 AC-FT = 0.0067 AC-FT

STORMWATER MANAGEMENT/BMP FACILITIES:

IN THE EVENT THAT CONDITIONS ONSITE DO NOT PERMIT THE USE OF THE ABOVE REFERENCED SWM/BMP TYPES, THE OWNER RESERVES THE RIGHT TO SUPPLEMENT ALTERNATIVE SWM/BMP OPTIONS TO ADDRESS THE ONSITE REQUIREMENTS.

FULL DESIGN OF THE PROPOSED INFILTRATION TRENCH, INCLUDE SITE SPECIFIC DETAILS AND COMPUTATIONS, SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT NARRATIVE:

CALCULATIONS OF THE PRE- AND POST-DEVELOPMENT SITE RESULT IN A MINIMAL INCREASE IN RUNOFF DUE TO THIS DEVELOPMENT (SEE COMPUTATIONS THIS SHEET). POTENTIAL INFILTRATION TRENCH LOCATIONS ARE PROPOSED IN A PORTION OF THE NEW PAVEMENT TO DETAIN AND INFILTRATE THIS INCREASED RUNOFF. TESTING HAS BEEN PERFORMED TO VERIFY THE SOILS WILL SUPPORT THIS TYPE OF FACILITY (SEE SHEET 6)

AS SUCH, IT IS OUR OPINION THAT STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE HAVE BEEN MET.

BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL RESULT IN A MINIMAL INCREASE IN THE IMPERVIOUS AREAS ON THE SITE. THE SITE HAS BEEN DEVELOPED OVER THE YEARS, RESULTING IN THE CURRENT EXISTING CONDITIONS WHICH ARE TREATED BY AN EXISTING BMP FACILITY (INFILTRATION TRENCH) COMBINED WITHIN COUNTY PLAN #1247-SF-001-2. THIS EXISTING TRENCH TREATED A COMBINED 1.62 ACRES OF LAND (OF WHICH 0.45 ACRES WAS IMPERVIOUS SURFACES ON THIS SITE). THE EXISTING SITE DRAINAGE PATTERNS WILL BE ADJUSTED BY THE REMOVAL OF THE 1-STORY MASONRY BUILDING, CONSTRUCTING THE NEW BUILDING AND REORIENTING THE PARKING AREAS, HOWEVER THE OVERALL DRAINAGE AREA AND IMPERVIOUS SURFACES TO THIS EXISTING FACILITY WILL REMAIN THE SAME.

NEW INFILTRATION TRENCH LOCATIONS ARE PROPOSED IN THE SOUTHEASTERN PARKING LOT TO TREAT THE NEW BUILDING ROOF AND SOME OF THE NEW PARKING AREAS. FIELD INFILTRATION TESTING RESULTS HAVE BEEN PROVIDED TO CONFIRM THE APPLICABILITY OF INFILTRATION FACILITIES ON THIS SITE (SEE SHEET 6). THE PROPOSED TRENCH CONTROLS THE MINIMAL INCREASE IN IMPERVIOUSNESS PROPOSED BY THIS PLAN.

THE COMPUTATIONS PROVIDED ON SHEET 2 OF THIS PLAN VERIFY COMPLIANCE WITH CURRENT FAIRFAX COUNTY STANDARDS. THIS SITE WAS ALSO CHECKED TO ENSURE ADEQUACY OF THIS REDEVELOPMENT WITH THE NEW STORMWATER REGULATIONS SET TO BECOME EFFECTIVE IN JULY 2014. FOR A SITE DISTURBANCE OF 1.06 ACRES (THE MINIMUM NECESSARY FOR THIS REDEVELOPMENT), 0.42 LBS/YEAR OF PHOSPHOROUS LOAD REDUCTION IS REQUIRED AND THE PROPOSED INFILTRATION FACILITY ACHIEVES A 0.46 LBS/YEAR REDUCTION. AS THE NEW REGULATIONS HAVE NOT YET BEEN ADOPTED, THESE CALCULATIONS WERE PREPARED PER THE MOST CURRENT DRAFT FORMAT AVAILABLE.

AS SUCH, IT IS OUR OPINION THAT BMP REQUIREMENTS HAVE BEEN MET.

STORMWATER DRAINAGE/OUTFALL NARRATIVE:

STORMWATER RUNOFF DRAINS TO THE SOUTH AND WEST THROUGH THE SITE AND INTO THE ONSITE INFILTRATION FACILITIES (EXISTING AND PROPOSED BY THIS PLAN) AND THEN INTO EXISTING SWALES ALONG THE ACCESS ROAD FROM THE SITE TO QUIET COVE (ROUTE 8204). FROM HERE THE SITE RUNOFF ENTERS AN EXISTING CLOSED CONDUIT SYSTEM (THE POINT OF CONFLUENCE FOR THIS OUTFALL REVIEW FOR PFM CRITERIA) AND IS CONVEYED THROUGH THE EXISTING PIPES TO OUTFALL INTO THE BED AND BANKS CHANNEL WITHIN THE FLOODPLAIN THAT RUNS ALONG THE SOUTHERN PROPERTY LINE OF GLEN HOLLOW CONDOMINIUMS. STORMWATER THEN TRAVELS THROUGH THIS CHANNEL UNTIL IT ENTERS A DOUBLE BOX CULVERT UNDER ANNADALE ROAD (ROUTE 650). THIS BOX CULVERT CONNECTS TO A CLOSED CONDUIT SYSTEM THAT DISCHARGES INTO A BED AND BANKS CHANNEL ALONG MEDFORD DRIVE (ROUTE 4054), THROUGH AN ENTRANCE CULVERT SERVING THE ANNADALE OAKS DEVELOPMENT AND INTO ANOTHER BED AND BANKS CHANNEL ALONG MEDFORD DRIVE UNTIL IT IS PICKED UP IN A CULVERT BEHIND 7415 HAMILTON STREET (ROUTE 780). FROM HERE STORMWATER IS PIPED UNTIL IT DISCHARGES INTO A BED AND BANKS CHANNEL THROUGH THE FAIRMONT GARDENS APARTMENTS AND THEN INTO A CULVERT UNTIL IT DISCHARGES INTO THE BED AND BANKS OF AN UNNAMED TRIBUTARY OF COON BRANCH, IN THE ACCOTINK CREEK WATERSHED (THE POINT WHERE THE DRAINAGE AREA IS GREATER THAN 100 TIMES THE CONTRIBUTING AREA OF THE SITE). THE ACCOTINK WATERSHED MANAGEMENT PLAN DATED 2008 INCLUDES A COMPREHENSIVE ANALYSIS OF THE VARIOUS BED AND BANKS CHANNELS AND CULVERTS WITHIN THE WATERSHED AND ONLY IDENTIFIED ONE OBSTRUCTION (DOWNED TREE) AND TWO MINOR CROSSING IMPACTS WITHIN THIS OUTFALL ANALYSIS, ALL OF WHICH WERE LOCATED DOWNSTREAM OF THE PARLIAMENT VILLAGE APARTMENTS AND FAIRMONT GARDEN APARTMENTS.

AT THE POINT OF CONFLUENCE FOR THE SITE FOR PFM CRITERIA, THE DRAINAGE AREA THROUGH THE SITE (2.81 AC) IS JOINED BY A DRAINAGE AREA (3.66 AC) WHICH IS GREATER THAN 90% OF THE DRAINAGE AREA THROUGH THE SITE. PER PFM 6-0203.2A, THE EXTENT OF REVIEW IS 150' DOWNSTREAM OF THIS LOCATION AND IS COMPLETELY CONTAINED WITHIN AN EXISTING 21" REINFORCED CONCRETE PIPE WHICH HAS ADEQUATE CAPACITY TO CONVEY THE COMBINED FLOWS (SEE COMBINED CROSS-SECTION FOR D-D, E-E & F-F AND PIPE ADEQUACY COMPUTATIONS ON THIS SHEET).

ADDITIONALLY, THREE CROSS-SECTIONS WERE TAKEN DOWNSTREAM OF THE POINT WHERE THE COMBINED DRAINAGE AREA IS 100 TIMES GREATER THAN THE CONTRIBUTING AREA OF THE SITE TO CONFIRM ADEQUACY OF THE EXISTING BED AND BANKS OF COONS BRANCH.

THE ACCOTINK WATERSHED MANAGEMENT PLAN OF 2008 INDICATES ONLY ONE SIGNIFICANT ISSUE (A DOWNED TREE IN THE CHANNEL) WITHIN THE EXISTING STREAMS, CHANNELS AND OTHER STORMWATER CONVEYANCE SYSTEMS WITHIN THE AREA OF THIS OUTFALL ANALYSIS (NEAR THE END OF THE OUTFALL ANALYSIS AREA). THIS PLAN PROVIDES CROSS SECTIONS VERIFYING THE ADEQUACY OF THE EXISTING OUTFALL CHANNELS AT THE POINT OF CONFLUENCE AND WHERE THE DRAINAGE SHED IS 100-TIMES THE SITE AREA. ALSO THIS PLAN PROPOSES ADDITIONAL INFILTRATION MEASURES TO REDUCE SITE RUNOFF BELOW EXISTING CONDITIONS. AS SUCH, IT IS OUR OPINION THAT ADEQUATE OUTFALL REQUIREMENTS FOR THIS SITE HAVE BEEN MET.

OVERLAND RELIEF NARRATIVE:

OVERLAND RELIEF FOR THE SITE IS PROVIDED THROUGH THE YARDS AND PARKING AREAS OF THE SCHOOL. TO THE ONSITE INFILTRATION FACILITIES. INFILTRATION FACILITIES ARE TYPICALLY DESIGNED WITH A SUMP TO ALLOW WATER TIME TO INFILTRATE INTO THE STONE CHAMBER. IN THE EVENT THAT THE ONSITE STORM SEWER SYSTEM (THE INFILTRATION FACILITIES) BECOME INOPERABLE DUE TO CLOGGING IN A 100-YR EVENT, WATER WILL POND IN THE LOCALIZED SUMP AREAS AND IF OVERWHELMED, WILL OUTFALL THROUGH THE EMERGENCY WEIRS ULTIMATELY DRAINING INTO THE ASPHALT ACCESS ROAD AND TO QUIET COVE AND ULTIMATELY TO ANNADALE ROAD, WHERE IT WOULD THEN FLOWS OVERLAND INTO AN UNNAMED TRIBUTARY OF COON BRANCH.

AS SUCH, IT IS OUR OPINION THAT OVERLAND RELIEF REQUIREMENTS FOR THE SITE HAVE BEEN MET.

IMPERVIOUS AREA TABULATION		
	EXISTING	PROPOSED
BUILDINGS & OVERHANGS	12,800 SF	15,612 SF
ASPHALT PAVEMENT/CURB	13,658 SF	17,234 SF
CONC. WALKS/PADS/STEPS	3,637 SF	4,370 SF
GRAVEL	2,166 SF	2,130 SF
PERVIOUS PAVEMENT	3,300 SF	0 SF
TOTAL	35,561 SF	±39,346 SF



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PINECREST SCHOOL, INC.
D.B. 5440, PG. 826

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

STORMWATER
MANAGEMENT

DATE	REVISION
08/12/13	PER COUNTY COMMENTS:
11/19/13	PER COUNTY COMMENTS:
01/17/14	PER COUNTY COMMENTS:
04/03/14	PER COUNTY COMMENTS:

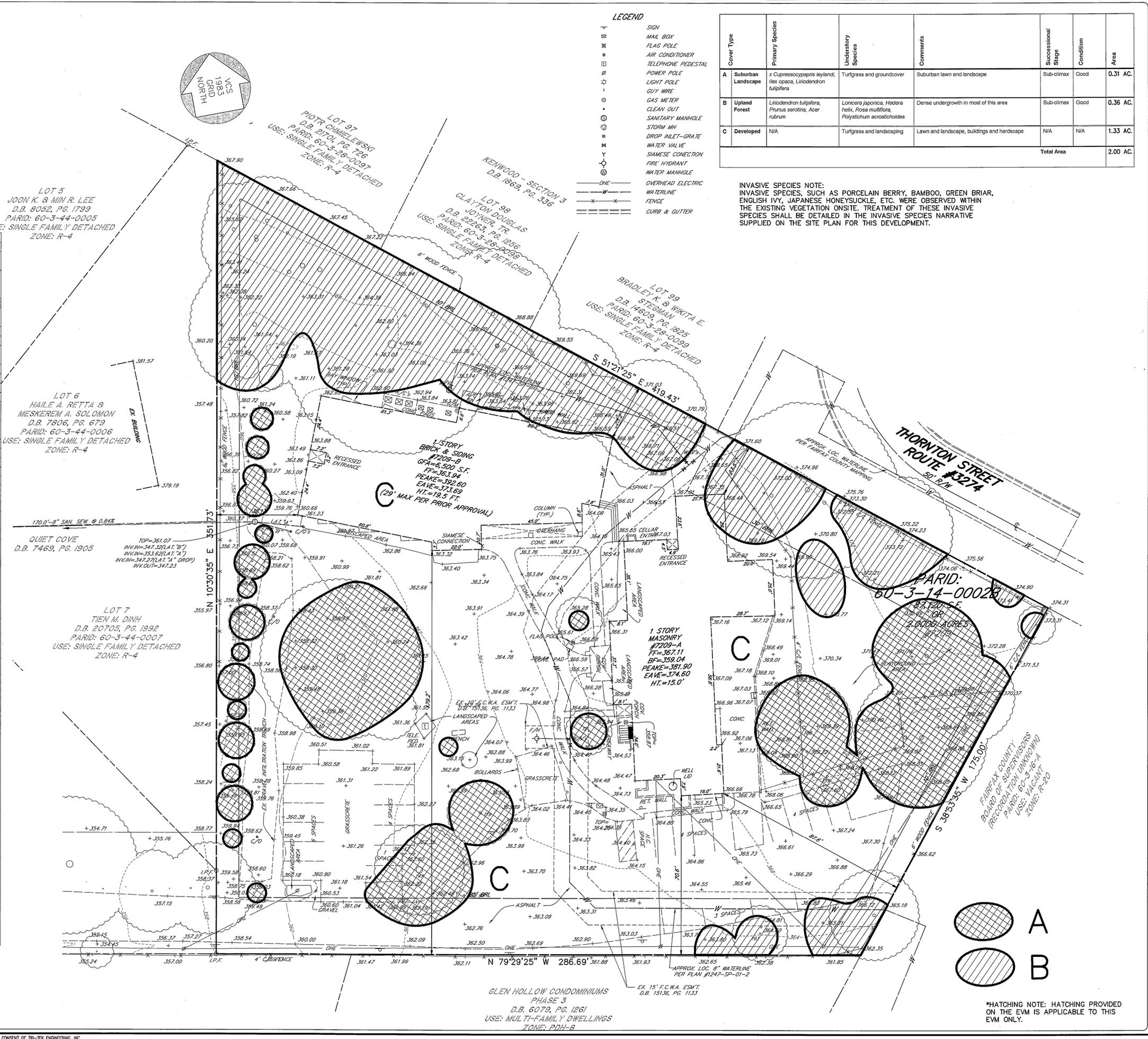
PM: IDB SCALE: 1"=300'
PE: IDB DATE: 05.23.13
CO: MSO SHEET 4 OF 6

Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 29,185
B	Percentage of gross site area covered by existing tree canopy = 33.50%
C	Percentage of the 10-year tree canopy required for site (see Table 12.4) (R-4: School) = 10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 33.5%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 100.0%
F	Has the Tree Preservation Target minimum been met? YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4 & included in the plan set. Provide sheet number where narrative is located.

10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target Calculations and statement here preceding the 10-year tree canopy calculations	SEE ABOVE See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) = 87,120	§ 12-0511.1A
B2	Subtract area dedicated to parks & road frontage = 0	§ 12-0511.1B
B3	Subtract area of exemptions = 0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2) = 87,120	
B5	Identify site's zoning and/or use = R-4 (Private School)	
B6	Percentage of 10-year tree canopy required = 10	12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) = 8,712	
B8	Modification of 10-year Tree Canopy Requirements requested? No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located.	List Sheet Number
C. Tree Preservation		
C1	Tree Preservation Target Area = 2,919	
C2	Total canopy area meeting standards of § 12-0200 = 21,515	
C3	C2 x 1.25 = 0	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities = 0	
C5	C4 x 1.5 = 0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees = 0	
C7	C6 x 1.5 to 3.0 = 0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	
C9	C8 x 1.0 = 0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 = 21,515	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) = 0	
D2	Area of canopy planted for air quality benefits = 0	
D3	Area of canopy planted for energy conservation = 0	§ 12-0510.4B(1)
D4	Area of canopy planted for water quality benefits = 0	§ 12-0510.4B(2)
D5	Area of canopy planted for wildlife benefits = 0	§ 12-0510.4B(3)
D6	Area of canopy planted for native trees = 0	§ 12-0510.4B(4)
D7	Area of canopy provided by improved cultivars and varieties = 0	§ 12-0510.4B(5)
D8	Area of canopy provided through tree seedlings = 0	§ 12-0510.4B(6)
D9	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D10	Percentage of D14 represented by D15 = 0	Must not exceed 33% of D14
D11	Area of canopy provide by non-native trees = 8,400	
D12	Total of canopy area provided through tree planting = 8,400	
D13	Is an offsite planting relief requested? NO	Yes or No
D14	Tree Bank or Tree Fund? § 12-0510	
D15	Canopy area requested to be provided through offsite Banking or Tree Fund = 29,915	Total of E1 through E3. Area should meet or exceed area in B7.
D16	Amount to be deposited into the Tree Preservation and Planting Fund = 0	

10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target Calculations and statement here preceding the 10-year tree canopy calculations	SEE ABOVE See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) = 87,120	§ 12-0511.1A
B2	Subtract area dedicated to parks & road frontage = 0	§ 12-0511.1B
B3	Subtract area of exemptions = 0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2) = 87,120	
B5	Identify site's zoning and/or use = R-4 (Private School)	
B6	Percentage of 10-year tree canopy required = 10	12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) = 8,712	
B8	Modification of 10-year Tree Canopy Requirements requested? No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located.	List Sheet Number
C. Tree Preservation		
C1	Tree Preservation Target Area = 2,919	
C2	Total canopy area meeting standards of § 12-0200 = 21,515	
C3	C2 x 1.25 = 0	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities = 0	
C5	C4 x 1.5 = 0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees = 0	
C7	C6 x 1.5 to 3.0 = 0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	
C9	C8 x 1.0 = 0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 = 21,515	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) = 0	
D2	Area of canopy planted for air quality benefits = 0	
D3	Area of canopy planted for energy conservation = 0	§ 12-0510.4B(1)
D4	Area of canopy planted for water quality benefits = 0	§ 12-0510.4B(2)
D5	Area of canopy planted for wildlife benefits = 0	§ 12-0510.4B(3)
D6	Area of canopy planted for native trees = 0	§ 12-0510.4B(4)
D7	Area of canopy provided by improved cultivars and varieties = 0	§ 12-0510.4B(5)
D8	Area of canopy provided through tree seedlings = 0	§ 12-0510.4B(6)
D9	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D10	Percentage of D14 represented by D15 = 0	Must not exceed 33% of D14
D11	Area of canopy provide by non-native trees = 8,400	
D12	Total of canopy area provided through tree planting = 8,400	
D13	Is an offsite planting relief requested? NO	Yes or No
D14	Tree Bank or Tree Fund? § 12-0510	
D15	Canopy area requested to be provided through offsite Banking or Tree Fund = 29,915	Total of E1 through E3. Area should meet or exceed area in B7.
D16	Amount to be deposited into the Tree Preservation and Planting Fund = 0	

E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) = 21,515	
E2	Total of canopy area provided through tree planting (D15) = 8,400	
E3	Total of canopy area provided through offsite mechanism (D21) = 0	
E4	Total of 10-year Tree Canopy Provided = 29,915	Total of E1 through E3. Area should meet or exceed area in B7.

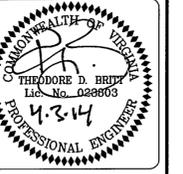


Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
A Suburban Landscape	x Cupressocypripis leylandii, Ilex opaca, Liriodendron tulipifera	Turfgrass and groundcover	Suburban lawn and landscape	Sub-climax	Good	0.31 AC.
B Upland Forest	Liriodendron tulipifera, Prunus serotina, Acer rubrum	Lonicera japonica, Hedera helix, Rosa multiflora, Polytaichum acrostichoides	Dense undergrowth in most of this area	Sub-climax	Good	0.36 AC.
C Developed	N/A	Turfgrass and landscaping	Lawn and landscape, buildings and hardscape	N/A	N/A	1.33 AC.
Total Area						2.00 AC.

INVASIVE SPECIES NOTE: INVASIVE SPECIES, SUCH AS PORCELAIN BERRY, BAMBOO, GREEN BRIAR, ENGLISH IVY, JAPANESE HONEYSUCKLE, ETC. WERE OBSERVED WITHIN THE EXISTING VEGETATION ONSITE. TREATMENT OF THESE INVASIVE SPECIES SHALL BE DETAILED IN THE INVASIVE SPECIES NARRATIVE SUPPLIED ON THE SITE PLAN FOR THIS DEVELOPMENT.



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PINECREST SCHOOL, INC.
D.B. 5440, PG. 826
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

EXISTING VEGETATION MAP

DATE	REVISION
08.12.13	PER COUNTY COMMENTS.
11.19.13	PER COUNTY COMMENTS.
01.17.14	PER COUNTY COMMENTS.
04.03.14	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=20'
CO: MSO SHEET 5 OF 6



CONSTRUCTION PROFESSIONALS | SOIL SCIENTISTS | WASTE WATER PROFESSIONALS

MARKHAM D. SMITH, A.O.S.E., C.P.S.S.
 PRESIDENT
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 ORLEAN, VA 20128
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January 12, 2014

Tri-Tek Engineering
 690 Center Street, Suite 300
 Herndon, Virginia 20170

Attn: Mr. Ted Britt

Re: Report of Findings
 Pinecrest School
 7209 Quiet Cove
 Annandale, Virginia 22003

Dear Mr. Britt,

As you requested, Soil Consultants Drilling conducted an infiltration study at the above referenced site. Infiltration tests were performed in the area of the property designated for the proposed infiltration facility. The procedure included three (3) hand auger borings at the infiltration area: one to provide a description of the soil profile and two for the actual infiltration tests.

SOIL PROFILES

The subsurface exploration consisted of advancing a hand auger boring at the proposed infiltration facility. The depth of the profile boring was approximately 120 inches. No water table indicators or restrictions were identified in the profile boring.

Testing was completed within the designated area, and the approximate locations are illustrated on the enclosed "Profile Boring and Infiltration Test Location Sketch". We completed visual identification tests in accordance with standard USDA profile descriptions. These observations and the USDA descriptions are presented in the appendix.

INFILTRATION TEST PROCEDURES

Infiltration tests were performed within the designated infiltration area. A 4-inch diameter PVC pipe was placed into each percolation boring. The testing was conducted at 72 inches. The holes were then presoaked with 24 inches of water. After 24 hours, another 24 inches of water was added and water level readings were recorded every hour for 4 hours.

LABORATORY TEST RESULTS

Soil samples for the laboratory testing were taken at the proposed bottom of the infiltration facility. The hydrometer test classified the soil texture as a silt loam. The results are attached in the appendix.

SUMMARY OF INFILTRATION TEST RESULTS

The results of the infiltration tests are summarized in Table I. The average infiltration rate was 10.78 inches per hour.

TABLE I.

Boring	Test Depth (in)	Incremental Measured Drop in Water Elevation (in) (Infiltration Rate)			
		First hour	Second	Third	Fourth
A	72	9½	3¾	3½	2½
B	72	24	16¾	16	10¾

Soil Consultants Drilling thanks you for the opportunity to perform this work. If you have any questions regarding this letter or if additional field work is required, please do not hesitate to contact us.

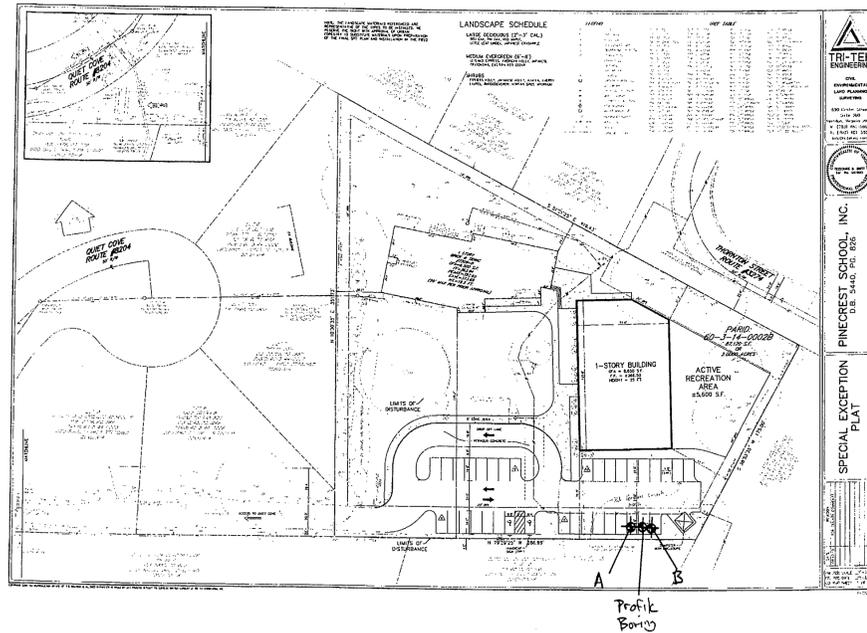
Sincerely,



Markham D. Smith, CPSS 3401000243
 President

SCD Job No. T0386

Enclosures: Test Boring & Infiltration Test Location Sketch
 Soil Profile Description Report (USDA)
 Laboratory Test Results



Profiles for Pinecrest School
 SCD JOB # T0386

Profile 1

Horizon	Depth (in)	Text. Class	Description
A	0-4	II	Brown (7.5YR 4/3) Loam, weak, fine sub-angular blocky structure, many medium and fine roots, friable
Bt	4-27	II	Strong Brown (7.5 YR 5/8) Loam, moderate, medium, sub-angular blocky structure, friable
C	27-120	II	Yellowish Red (5YR 5/6) Silt Loam, structureless massive, friable, dry, Original Rock Controlled Colors of brown, yellow, white, and red



A&L Eastern Laboratories

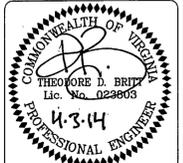
7621 Whitpain Road Richmond, Virginia 23227 (804) 743-9401 Fax (804) 271-6646

Client: SOIL CONSULTANTS DRILLING INC POB 174 ORLEAN, VA 20128	Grower: PINECREST SCHOOL	Report No.: 13-364-0732 Cust No.: 01569 Date Printed: 01/03/2014 Page: 1 of 1 Date Received: 12/30/2013				
Lab No	Field ID	Sample Identification	Percent Sand	Percent Silt	Percent Clay	Textural Classification
11319		7209 QUIET COVE	40.8	50.4	8.8	Silt Loam



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PINECREST SCHOOL, INC.
 D.B. 5440, PG. 826
 FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT

SOILS REPORT

DATE	REVISION
08.12.13	PER COUNTY COMMENTS
11.19.13	PER COUNTY COMMENTS
01.17.14	PER COUNTY COMMENTS
04.03.14	PER COUNTY COMMENTS

PM: TDB SCALE: NONE
 PE: TDB DATE: 05.23.13
 CO: MSO SHEET 6 OF 6

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

APPLICATION DESCRIPTION

The applicant seeks a Special Exception Amendment to increase the maximum enrollment of a Private School from 120 children to 180 children, and to replace one of the two existing buildings (5,595 square feet) with a new 8,650-square-foot structure, along with associated site modifications, in an R-4 district. The school would also increase its upper grade limit from 6th grade to 8th grade, would add the option of before-and after-care for students of the school, and would increase its maximum number of employees from 19 to 22. Permitted operating hours would be 7:00 am to 6:30 pm (currently 8:30 am to 6:30 pm), Monday through Friday, to accommodate the before-school child-care. The school also seeks to expand the amount of permitted extra-curricular school or weekend functions from 24 to 30 per year, and allow community and/or non-profit groups to utilize the school for up to one meeting per month.



Figure 1: Existing conditions

LOCATION AND CHARACTER:

The existing 2-acre parcel is located at the end of Quiet Cove Road, east of Annandale Road, just north of the Annandale Community Business Center (CBC) District. A private school has existed on the site since the 1950s, when the parcel consisted of approximately 6.5 acres. The parcel was subdivided in 1976 to create the current 2-acre parcel, as well as the 4.5-acre Quiet Cove single-family subdivision to the west. An ingress/egress easement was retained for this parcel during that subdivision, which serves as the access for the school, via a private drive extending from Quiet Cove Road along the south edge of the residential subdivision.

The site currently contains two structures: one 5,595-square-foot building (dating to 1960), which would be replaced, and a separate 6,500-square-foot building (dating to 2005), which would remain. Existing parking accommodates 24 vehicles, including one ADA accessible space, and there are existing outdoor play areas totaling approximately 16,988 square feet.

The site is surrounded on the north and west by single-family detached homes in the R-4 Zoning District, on the south by townhomes and condominiums in the PDH-8 and R-20 Districts, and an undeveloped R-20 parcel (owned by Fairfax County) to the east.



Figure 2: Site context and surrounding uses.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-4	Kenwood – SF Residential	Residential 3-4 du/ac
East:	R-20	Vacant (owned by Fairfax County Board of Supervisors)	Public Parks/Open Space
South:	PDH-8	Glen Hollow Condominiums	Residential 5-8 du/ac
West	R-4	Quiet Cove – SF residential	Residential 3-4 du/ac

Figure 3: Surrounding use table.

COMPREHENSIVE PLAN PROVISIONS (2013 Edition) (Appendix 6)

Plan Area:	I
Planning District:	Annandale
Planning Sector:	A1 Masonville
Plan Map:	Public Facilities, Governmental and Institutional
Plan Text:	

The Comprehensive Plan describes the A1 Masonville Community Planning Sector as being characterized primarily by stable single-family residential use. There is higher density residential development at the periphery of the Annandale CBC, which includes the multi-family developments to the south of the application site, whose south boundary has been designated by the Plan as the boundary of that higher-density transitional zone. Infill uses in the Masonville Sector are recommended to be of a compatible use, type and intensity to the surrounding residential neighborhoods.

ZONING HISTORY

- July 7, 1951 – Special Permit (SP) 4464 – Authorized private school for 50 children in a 5,595 square foot building, on 6.5 acres.
- February 17, 1953 – SP 1269 - Allowed an increase to 125 students.
- May 13, 1958 – SP 20524 – Permitted operation without enrollment limits.
- April 25, 1966 – S 313-66 – Special Permit for a maximum of 225 children, ages 3 to 9.

- 1976 – Parcel was divided into current 2-acre lot, and 4.5-acre lot (now developed as the Quiet Cove subdivision).
- March 16, 1976 – S 264-75 – Special Permit for maximum of 66 students, ages 12 to 18, provided that necessary screening was maintained.
- February 14, 1978 – S 312-77 – Allowed increase to 120 students, ages 3 to 12.
- February 3, 1999 – SPA 77-M-312 – Decreased maximum to 99 students, ages 3 to 12, with the stipulation that 19 parking spaces were provided and existing vegetation maintained along property lines.
- May 20, 2002 – SE 01-M-036 - Increased maximum enrollment to 120 students (pre-K to 5th grade) and permitted construction of a 6,500 square foot building.
- November 20, 2006 – SEA 01-M-036 - Modified development conditions to allow the addition of 6th grade and extension of school hours to 6:30 pm.

The application property is not subject to any proffered conditions, but is currently subject to development conditions associated with SEA 01-M-036.

DESCRIPTION OF PROPOSAL:

Special Exception Amendment Plat (copy at front of staff report)
(SEA Plat):

Title of SEA Plat: Special Exception Amendment Plat,
Pinecrest School, Inc.

Prepared by: Tri-Tek Engineering

Original and Revision Dates: May 23, 2013, as revised through
April 3, 2014

Plat Description: The Special Exception Amendment Plat
(SEA Plat) consists of six (6) sheets.

Overview:

The current SEA application proposes the following modifications to the previous approval:

- * Increases the maximum enrollment for the private school from 120 children to 180 children (current enrollment is 82 students)

- * Expands the permitted grade range from nursery school through 6th grade to nursery school through 8th grade. Nursery school enrollment would be limited to a maximum of 45 students.
- * Permits both before and after-care for students of the school only.
- * Increases the number of permitted weekday extra-curricular school functions from 12 to 18 per year (in addition to 12 weekend events per year), and permits community and/or non-profit groups to hold up to one meeting per month.
- * Permits the replacement of one of the two existing buildings (5,600 square feet) with a new 8,650-square-foot structure, along with associated site modifications.
- * Extends the permitted hours of operation from 8:30am through 6:30pm (existing approval) to 7:00am through 6:30pm (proposed hours).



Figure 4: Proposed site plan (highlighting by staff).

Proposed Use Modifications:

The following chart offers a comparison of the current proposal and the previous approval:

	Current Approval (SEA 01-M-026)	Proposed Conditions (SEA 01-M-026-02)
Maximum enrollment:	120 Students	180 Students (max 45 nursery school)
Grade range:	Nursery school to 6 th Grade	Nursery school to 8 th grade w/pre and aftercare
Maximum number of employees:	19	22
Extra-curricular weekend events allowed:	12 weekend events/yr	12 weekend events/yr
Extra-curricular weekday functions allowed:	12 school functions/yr	18 school functions/yr
Community and/or non-profit events	None	One per month (12/yr)
Summer Camp permitted:	(not addressed)	8 weeks, M-F 8:45am – 3:45pm w/extended care until 6:00pm
Operating Hours:	M-F 8:30am – 6:30pm	M-F 7:00am – 6:30pm

Figure 5: Comparison of proposed use modifications.

Proposed Site Modifications:Architecture:

An existing 5,595 square-foot school building, dating to 1960, would be removed and replaced with a proposed 8,650 square-foot structure in the same location. Detailed building elevations have not been included on the SEA Plat, but building dimensions are specified, as well as a height of 25 feet. An illustrative building elevation has been submitted separate from the SEA Plat, as shown below:



Figure 6: Building elevation concept sketch.



Figure 7: Staff visualization of proposed building envelope.

The applicant has proposed to include several “green building” aspects with the building and site design, including energy-efficient lighting and appliances, low-flow water fixtures, environmentally-friendly building materials, and native plant materials, which are included in the proposed development conditions.

Access, Circulation and Parking:

To accommodate the proposed increase in student enrollment and number of staff, additional parking would be provided by reconfiguring the parking areas to include 37 parking spaces, and a dedicated drop off/pick-up lane to improve vehicular circulation on the site.

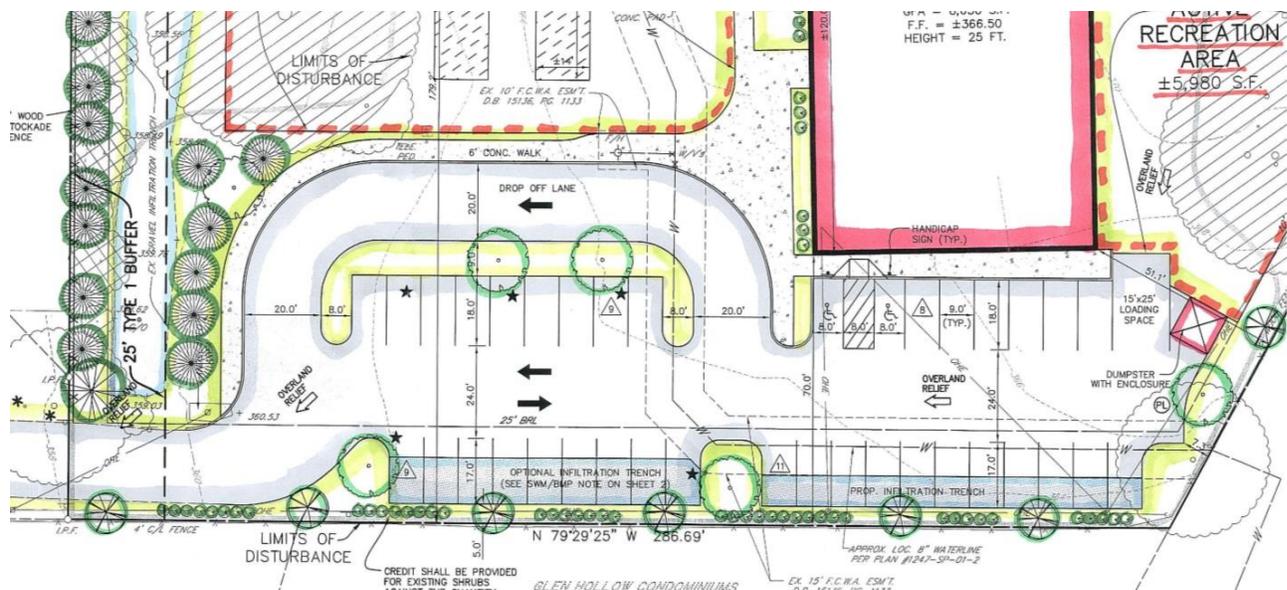


Figure 8: Proposed parking layout (highlighting by staff).

Access would continue to be via a private driveway, located in an ingress/egress easement across several lots of the Quiet Cove Subdivision, to the west, as has been the case since that subdivision was created. The access drive would be widened near its entrance to maintain a consistent 20-foot minimum width, to accommodate emergency vehicles, and would be posted and marked as a fire-lane to ensure adequate emergency access. The driveway connects to Quiet Cove Road, which then outlets to Annandale Road, which is a four-lane arterial roadway.

Outdoor Recreation Facilities:

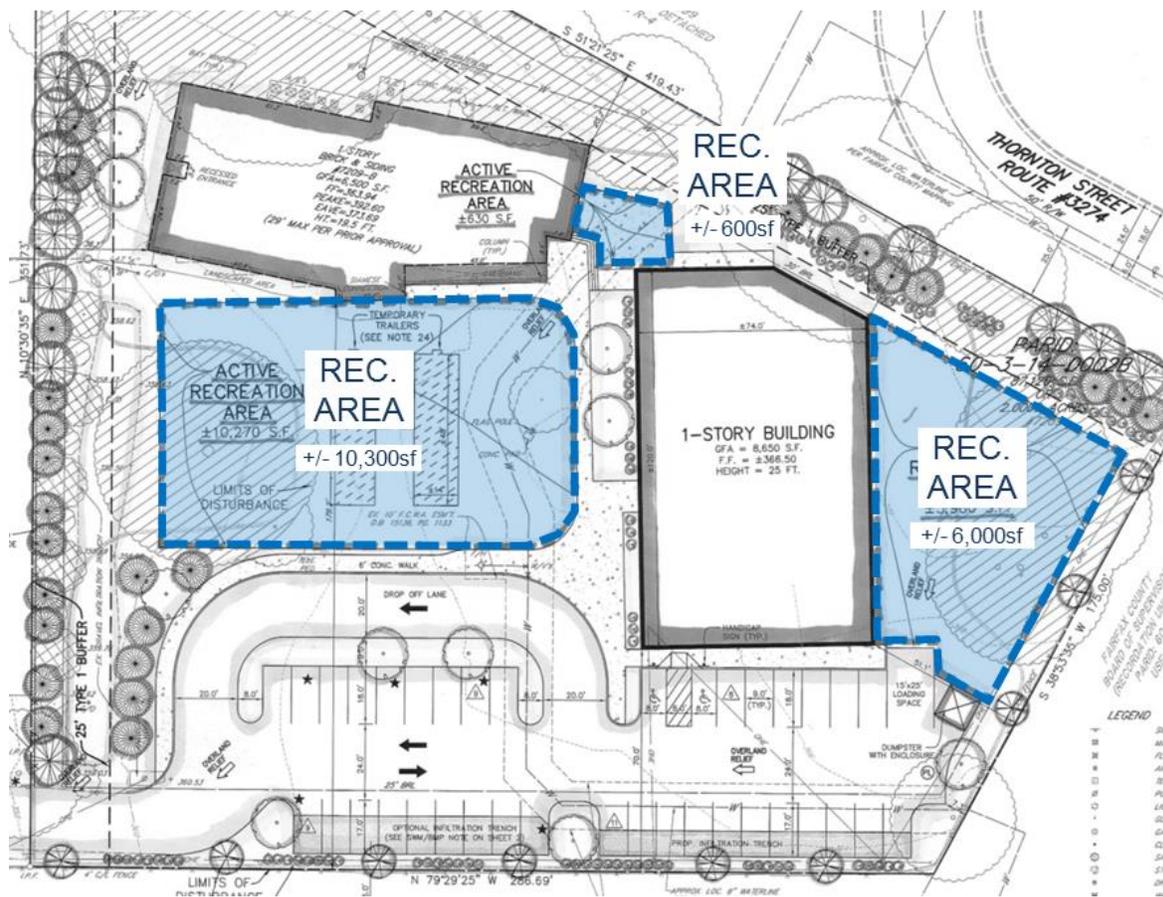


Figure 9: Proposed recreation areas (highlighting by staff).

A total of 16,880 square feet of outdoor recreation areas are delineated on the SEA Plat, including a 5,980-square-foot area to the east of the proposed building (an area that is currently a fenced playground), 10,270 square feet of lawn area in the center of the lot, and a small, 630-square-foot, paved “court” area between the two buildings.

Screening and Landscaping:

Two 25-foot wide transitional screening buffers are proposed, as required, along the north and west property lines, though modifications of the transitional screening requirements are requested to accept existing vegetation and the proposed vegetation shown on the SEA Plat as meeting the planting requirements. Barrier requirements are addressed along the east property line by providing additional trees to meet the requirement, and a modification of barrier requirements along the south property line is requested. Existing fences, both wood and chain-link, are present along all property lines, and will be maintained in the future to ensure

additional screening of the quasi-public use from the surrounding residential properties.

Stormwater Management/Water Quality Control:

An existing stormwater infiltration trench on the site would be supplemented by additional underground infiltration trenches beneath the reconfigured parking areas, in order to reduce the additional runoff that would be generated by the increase in impervious area. A preliminary soils report, including infiltration information for the proposed stormwater management areas, is provided on Sheet 6 of the SE Plat.

	Existing:	Proposed:
Parking Spaces Provided:	24 spaces (one ADA)	37 spaces (two ADA), plus one bus space
Building Footprints:	Two buildings: 6,500 sf and 5,595 sf	Two buildings: 6,500 sf and 8,650 sf (new)
Outdoor Recreation Area Provided:	16,988 sf	16,880 sf
Impervious Surface:	35,561 sf (41% of site)	39,346 sf (45% of site)
Stormwater Management:	One infiltration trench	Existing infiltration trench, plus additional infiltration trenches

Figure 10: Summary of proposed site improvements.

Construction Phasing/Temporary Conditions:

Two temporary classroom trailers are shown on the SEA Plat, to be used during the construction of the proposed building. An additional exhibit, titled "Construction Sequence Exhibit", dated January 17, 2014, was also provided to clarify how required outdoor recreation and parking areas might be accommodated during the construction period (included as Appendix 4).

Figure 11: Summary of Zoning Ordinance Provisions

R-4 Zoning, Cat. 3 SE (Sect. 3-400, 9-300)		
Standard	Required	Provided
Min. Lot Area	8,400 sq. ft.	87,120 sq. ft.
Min. Lot Width	70 ft.	+/- 400 ft.
Max. Building Height	60 ft.	+/- 29 ft. (maximum for both buildings)
Front Yard (north)	35° bulk plane, not less than 25 ft. (this proposal = 25')	+/- 31.0 ft. (building)
Rear Yard (south)	30° bulk plane, not less than 25 ft. (this proposal = 25')	+/- 70.0 ft.
Side Yards (east/west)	30° bulk plane, not less than 10 ft. (this proposal = 10' east, +/-15' west)	+/- 51.1 ft. (east) +/- 36.1 ft. (west)
Maximum FAR	0.30	0.18
Parking Spaces	Private School: 1 per staff member (22) plus 4 visitor spaces (=26) Nursery School/Child Care (45 students): 0.19 spaces per child (=9) (35 total spaces required)	Parking: 37 spaces (plus one dedicated bus space)
Loading Spaces	1 space	1 space (modification requested)*
Parking Lot Landscaping	Interior: Minimum 5% of parking area. Peripheral: 4' strip to south and east, minimum one tree per 50'.	Interior: 5.8% of parking area. Peripheral: Meets requirements.
Screening / Buffering	North & West: Screening #1, Barrier D, E or F: 25' screening buffer and barrier fence. South & East: Barrier H: Row of 6' tall trees required.	North & West: Modification requested (see report). South: Barrier H provided. East: Modification requested

* Modification requested of loading space requirement to allow bus parking.

Waivers And Modifications Requested:

- A modification (per Sect. 13-305, Par. 3) of the requirement to provide transitional screening and buffers along the north, south and westerly boundaries in favor of that shown (existing trees, existing barriers and supplemental plantings). Supplemental shrubs will be provided as determined necessary by DPWES at the time of site plan review to meet the intent of the transitional screening requirements in an amount not to exceed 45 shrubs in the northern buffer yard and 35 shrubs in the western buffer yard.
- A modification of the requirement to provide a loading space, pursuant to Sect. 11-200, is based on the fact that this school facility does not have a cafeteria or other needs that would require deliveries that would have an extended timeframe. The only deliveries to the site are from FedEx, UPS, etc. which only require a drop-off area.

ZONING ANALYSIS

The current proposal would be classified by the Zoning Ordinance as including three separate uses: a Nursery School (for the pre-K children), a Private School of General Education (for grades 1 to 8), and a Child-Care Center (for the pre-and after-school care), all of which would be permitted as Category 3 (quasi-public) Special Exception uses in an R-4 district. General Ordinance and Special Exception requirements would apply to the site as a whole, while each use category would be subject to “Additional SE Standards”, as outlined in Sect. 9-304 (Standards for all Category 3 Uses), Sect. 9-309 (Additional Standards for Child-Care and Nursery Schools) and Sect. 9-310 (Additional Standards for Private Schools of General Education and Private Schools of Special Education). The Comprehensive Plan also includes specific Locational Guidelines for Child-Care Facilities. These additional standards and guidelines will be discussed in the Land-Use Analysis section of this report.

Lot Size, Bulk and Setback Requirements

The proposal would continue to meet all lot size, bulk, and setback requirements, as can be seen in the summary table above, and as labeled on the SEA Plat. The resulting Floor Area Ratio of the site would be 0.18, which would be less than the maximum of 0.30 for a non-residential use in the R-4 Zoning District.

Parking and Loading Standards (Par. 5 of Sect 11-104)

The proposed use is classified by the Zoning Ordinance as both a Child-Care/Nursery School and a Private School of General Education, both of which would require a minimum number of dedicated parking spaces be available. A Nursery School, for the proposed maximum of 45 children, would require 0.19 parking spaces per child, or 9 spaces total. A Private School of General Education would require one space per staff member, plus four additional visitor spaces. The applicant specifies a maximum staff number of 22, which would necessitate 26 total parking spaces. The overall total required spaces would be 35 and the applicant is proposing to include 37 spaces, thus meeting the requirement.

One dedicated loading space, at least 15-feet wide and 25-feet long, is also required for the proposed use. The applicant had originally accounted for one such space on the SEA Plat, but is now requesting a modification of the loading space requirement in order to utilize that area as a dedicated parking space for the small school bus that the school owns. The applicant cites that the school does not offer meal services to students, or other facilities that would require the regular use of a loading space. A separate dumpster enclosure area is included on the SEA Plat to accommodate trash and recycling pickup. Staff supports the waiver request, in order to ensure that the bus has adequate parking available outside of the standard parking spaces.

ISSUE: EVENT PARKING

The school hosts several special events during the school year and is proposing an increase from 24 events to 30 events, on both weekdays and weekends. The applicant also proposes to allow their school facilities to host non-school related community and non-profit group meetings, limited to no more than once a month.

With the enrollment level of 82 students, the current practice by the applicant has been to allow parents and visitors to use the front lawn area and entrance drive for parking during fully-attended events. Parking along the narrow entrance drive restricts safe emergency vehicle access and, as a condition of this application, the applicant has agreed to designate the driveway as a fire lane, along which no parking will be permitted. Parking on the lawn area may also not be practical, with the proposed construction of a curbed drop-off lane, sidewalk, and the location of a stormwater management facility.

The proposed parking spaces would meet the minimum requirements for the private school and child-care uses; however, it is unclear to staff how parking could be accommodated on-site for fully attended special events - at the

current maximum enrollment of 120 students, let alone the requested enrollment of 180 students. The school currently owns a small school bus/shuttle and has indicated the possibility of shuttling visitors from an off-site location, or similar arrangement, but has not proposed any specific plan to staff to mitigate this concern.

Staff has proposed a development condition to limit on-site parking for employees, parents, and visitors to the parking spaces designated on the SE Plat, to minimize conflicts with the daily drop-off/pick-up of children. Parking would not be permitted in fire lanes, the entrance driveway, on lawn areas, or on adjacent neighborhood streets. The Applicant should encourage carpooling and should limit events to those which can be parked on-site, or will be required to secure an off-site parking agreement, approved by DPWES, to utilize when on-site parking will be exceeded.

Screening and Barrier Requirements (Sect. 13-300)

The Ordinance requires “Type 1” transitional screening along property lines that border single-family dwellings, consisting of 25-foot screening buffers planted with a mixture of trees to achieve a minimum 10-year canopy of 75 percent or greater, and at least 70 percent evergreen, as well as shrubs at a rate of three per every 10 linear feet of buffer area. Also required along these frontages is a “Type D, E or F” barrier, which would consist of a 4-foot chain link fence with inserts, or a 6-foot wood or block wall. These requirements would apply along both the north and west property lines of the proposal.

REQUESTED MODIFICATIONS: TRANSITIONAL SCREENING REQUIREMENTS

“Type 1” screening buffers are depicted on the SE Plat along the north and west property boundaries, and the applicant is proposing to supplement the existing vegetation (some of which was installed as screening vegetation in conjunction with previous SE approvals) with additional tree and shrub plantings to achieve the intent of the Ordinance requirements. The applicant requests modifications of the transitional screening requirements to accept the existing vegetation and proposed plantings, as shown on the SE Plat, as satisfying those requirements.

Staff recognizes that there is indeed existing vegetation on the site that might contribute toward meeting the intent of the screening requirements, and recognizes that the applicant has included additional supplementary trees and shrubs on the SE Plat. While the proposed trees would appear adequate to

meet the coverage requirements of the Ordinance, based on the table included on the SE Plat, it is unclear how many understory shrubs might be required to ensure adequate screening in some areas, once invasive species are removed from the site. Since this type of judgment would be more easily exercised at the site plan stage, staff has proposed a development condition to allow the Urban Forest Management Division (UFMD) of DPWES to determine the quantity of supplemental shrubs that would be required at the time of site plan, in order to meet the intent of Ordinance requirements (see Appendix 12).

Existing 6-foot tall wood fences along both the north and west property lines would continue to meet the barrier requirements along those boundaries. Along the south and east property lines, which border multifamily residential uses (or possible future multifamily uses to the east), screening buffers are not required, though "Type H" barriers would be required, consisting of one row of 6-foot tall trees, averaging 50 feet on center.

REQUESTED MODIFICATION: BARRIER REQUIREMENT

The applicant has provided trees on the SE Plat to meet the barrier requirement along the east property line, but is requesting a modification of the barrier requirement along the south property line to accept the vegetation shown on the SE Plat. There is some concern that the installation of barrier trees might conflict with existing overhead power lines along that property line. Since barrier requirement "Type H" only requires 6-foot trees, staff has no objection to the applicant specifying a low-growing tree species that would not interfere with the power lines, but would still meet the barrier requirement. Staff has proposed a development condition that makes clear that installation of a low-growing tree species would be acceptable in that location.

Landscaping Requirements (Sect. 13-200 and PFM 12-0510)

In addition to screening and barrier requirements, the Ordinance requires any parking lot over 20 spaces to include interior landscaping sufficient to cover not less than five percent of the total area of the parking lot, and peripheral screening to property lines that do not include transitional screening buffers. In this case, screening buffers are not required along the south and east property lines (only barriers), so peripheral landscaping consisting of landscaping strips four feet in width, and featuring at least one tree for each 50 feet of frontage, would be required, though the "Type H" barrier requirement, mentioned above, would also satisfy the peripheral landscaping requirement. Peripheral landscaping trees would normally be expected to be larger shade tree species, but in light of possible

overhead utility conflicts (mentioned above), staff would support a lower-growing species.

The PFM also requires a minimum 10-year tree coverage percentage be attained on the site, through either tree preservation or supplemental plantings. The normal requirement for the R-4 District is 25 percent coverage, though dedicated school sites are only subject to a 10 percent minimum coverage (per PFM Sect. 12-0510.1), equating to 8,712 square feet of tree canopy for this site. A certain percentage of that canopy coverage is required to be met through tree preservation, based on the amount of pre-development vegetation on-site. In this case, the tree preservation target would be 33.5 percent of the canopy coverage, or 2,919 square feet.

According to the table provided on Sheet 5 of the SE Plat, the proposal would achieve 29,915 square feet of canopy coverage, 21,515 square feet of which (72 percent) would be achieved through tree preservation, which would appear to exceed the tree cover and tree preservation requirements for the site.



Figure 12: Existing trees shown to be removed.

There is additional staff concern about the impact of the construction activity on the existing trees on the site. While several mature trees will inevitably be lost due to the expansion of the building footprint and parking areas, development conditions are proposed to ensure that the remaining trees on-site remain protected throughout the construction process, and that require the applicant to reduce the limits of clearing and grading as much as possible, at the time of site plan review, to protect as many existing trees as possible.

Stormwater Requirements (Section 6 of PFM and Chesapeake Bay Preservation Ordinance)

The PFM classifies the current proposal as a redevelopment project, and would be subject to requirements to control both the rate of stormwater runoff leaving the site, and to reduce nutrient runoff levels leaving the site. In order to meet new state guidelines on stormwater management (SWM) and best-management practices (BMPs), the Board of Supervisors adopted a new Stormwater Ordinance on January 28, 2014, which is scheduled to take effect on July 1, 2014. Aspects of the new Ordinance would likely affect the design of the proposed SWM/BMP system, but implementation of the new Ordinance has not yet taken place. Therefore, this project is currently being evaluated according to the *existing* stormwater regulations, though it is expected that the regulations will change during the site plan review process.

The site features an existing infiltration trench that was approved in conjunction with SE 01-M-026, and was designed to meet SWM/BMP requirements at that time. The existing infiltration trench is proposed to remain, and its drainage area would be largely unchanged. The storm runoff from the majority of the additional construction would be routed to additional stormwater management facilities located beneath the proposed parking areas, which would be required to meet the stormwater regulations in effect at the time of site plan review. A more detailed review of the proposed stormwater facilities will be performed at that time, though zoning staff feels relatively comfortable that the location and type of facilities depicted on the SE Plat would be feasible to meet such requirements at the time of site plan review.

LAND USE ANALYSIS

The private school use on this site predates most, if not all of the surrounding residential development, and generally appears to have remained a compatible use with the neighborhood. The ability of the school use to continue to expand, however, became more limited in 1976, when the school's original 6.5-acre lot was subdivided, enabling construction of the neighboring Quiet Cove development, leaving the school with only two acres and bringing single-family homes in even closer proximity to the school use.

The maximum permitted enrollment of the school has fluctuated with various zoning approvals over the years, at one time reaching a maximum of 225 students on the original 6.5-acre parcel. With the reduction of land area to two acres, however, the maximum student capacity was also reduced - initially to 66 students, but soon increasing to the 120 student level, where the maximum permitted enrollment has remained for the majority of the past 36 years (except for one 3-year stretch at 99 students - see the Zoning History section of this report for a timeline). The current proposal would increase the maximum enrollment from 120 to 180 students, which would create several challenges on the limited site, as outlined in the analysis of the following evaluation criteria and guidelines:

General Special Exception Standards (Sect. 9-006)

In addition to standard Ordinance requirements, all special exception uses must also satisfy the following general standards:

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

The private school use, as well as the child-care and nursery school uses, are allowed Special Exception uses in the R-4 Zoning District and would not conflict with the general purpose and intent of the zoning district, nor with the Comprehensive Plan for the area, as long as the uses are compatible in type and intensity. The Comprehensive Plan also includes specific **Locational Guidelines for Child Care Facilities** (Appendix 6), as follows:

- 1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.* It is unclear how many students would attend pre-and post-school child-care, although only those students already attending the school would be eligible; therefore, recreation needs for those students would be addressed by

the private school and nursery school evaluation criteria (below) and this guideline would be met.

2. Child care facilities should be located and designed to ensure the safety of children. The site will be required to meet all applicable State and County codes for child-care facilities, which require adequate safe and secure facilities, so this guideline would be met.

3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare. There have been no harmful environmental factors identified with the subject site, and the existing facility has been operating in this location for over 50 years with no apparent harmful effects to the children. Care must be exercised during the construction process to protect children's play areas from dust, noise and other adverse effects, which might otherwise be a concern, and a proposed development condition would ensure that these aspects are considered at the time of site plan review. Overall staff considers this criteria met.

4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians. The site would generally offer safe and convenient drop-off and pick-up of children, due to the redesigned circulation plan, and the site is isolated from external traffic. The lack of pedestrian facilities connecting the site to the surrounding neighborhood is not ideal, but there is no easy solution to provide such facilities. Staff considers this guideline met.

5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered. As discussed in a previous evaluation section, there are staff concerns about the possible transportation impact of the proposed increase in maximum student enrollment to 180 students. The issue largely results from the location of the school within an established residential neighborhood, and with access from a local, dead-end residential street that was not designed as a commercial entrance. Subject to proposed TMP conditions that would maintain the traffic impact that is currently approved for the site, staff does not object to the proposal.

6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make

provisions for a safe and healthful environment in accord with the guidelines listed above. The subject site is not located within a major employment center, though it is in close proximity to the Annandale CBC, and accesses from Annandale Road, which is a primary arterial and commuter route. Staff believes this application satisfies the intent of this guideline.

General Standard 3 states that the proposed use shall *“be harmonious with and not adversely affect the use or development of neighboring properties”*. This standard also requires that *“the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof”*.

A private school has existed on the site since the 1950s, and predates most, if not all, surrounding development. The school use has generally been a good neighbor and does not negatively affect the neighboring properties. Previous additions to the school buildings and grounds have included screening to neighboring properties, which would be further supplemented with this application. The proposed building replaces an original school building, built in 1960, and will be in the same location, though with a larger footprint and an additional ten feet in height. The topography of the site would result in the building sitting much lower than Thornton Street, mitigating the visual effect of the building to the north. The residents of Glen Hollow Condominiums, to the south, would be most affected by any visual impact of the new building, though staff would consider the likely visual impact to be minor, since the proposed building would maintain a similar setback to the south property line, and the combination of existing vegetation and additional proposed vegetation would provide adequate screening along that frontage.

The proposed reconfiguration of the parking areas would result in 90-degree parking spaces along the south boundary, where there are only parallel spaces today. The resulting parking configuration might result in headlight intrusion to the Condominiums to the south, especially as they sit lower in grade than the parking area. The previous SEA for the site included a condition to install evergreen shrubs along the entire southern frontage, some of which is still present on-site. Staff has renewed and strengthened this condition with the current application, to ensure that a continuous evergreen hedge is present to mitigate any effects of the parking cars on the neighbors.

Currently, the play area adjacent to Thornton Street features little screening vegetation, though there is a 4-foot chain link fence along the street frontage. The applicant has proposed additional evergreen trees and shrubs in that area to meet transitional screening requirements, which should further mitigate any visual or

noise disturbance in that direction. Outdoor recreation areas are required by the Ordinance to remain outside of any minimum required front yards, which in the case of this parcel would be the area between the proposed building and Thornton Street, requiring that any play area remain at least 25 feet from that property line. A proposed development condition would further ensure that outdoor recreation areas remain outside of the minimum front yard area. Subject to development conditions, staff believes this standard is met.

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

ISSUE: TRANSPORTATION (Appendix 8)

During the review of this application, staff recognized that the projected traffic increase generated by a maximum enrollment increase from 120 students to 180 students may have a detrimental effect on the functionality of the Annandale Road and Quiet Cove intersection. The applicant conducted a peak-hour vehicle count study of this intersection to determine existing traffic volumes and to forecast traffic volumes for the permitted 120-student limit, as well for the proposed 180 students.

The resulting analysis, prepared by Wells and Associates, Inc. (Appendix 5), determined that both a left-turn lane from southbound Annandale Road and a right-turn taper from northbound Annandale Road onto Quiet Cove Road would be warranted at an enrollment of 120 students, according to the VDOT Road Design Manual. The report acknowledged that it is not feasible to realize those improvements with the geometric constraints and given the school does not own or control any of the property adjoining the intersection. The applicant may request VDOT waivers of the left turn lane and right turn taper, although this might exacerbate conflicting traffic movements at the Annandale Road/Quiet Cove intersection, in addition to the Medford Drive/Glen Hollow Court/Annandale Road offset intersection immediately to the south. Based on the findings of this transportation analysis, FCDOT does not recommend an increase in student enrollment from 120 students to 180 students that would exacerbate an existing intersection deficiency.

The applicant, however, proposed the implementation a Transportation Management Plan (TMP) to reduce the additional vehicle trips that would be generated by the school's enrollment expansion. Staff has developed TMP conditions that would allow an enrollment increase to 180 students, provided that the trip generation from the school would not increase from that projected for the current maximum enrollment of 120 students (approximately a 33 percent trip reduction at the full 180 student capacity).

The proposed TMP conditions would not take effect until the school exceeds the current student capacity of 120 students, and would not place any restrictions on the traffic generation from the currently permitted number of students. Upon implementation of the conditions, annual trip counts would be required to be conducted to evaluate the traffic generation of the additional students, and mitigation strategies would be implemented if the trip reduction goals of the TMP are not met. Upon demonstration of satisfactory trip counts, the annual trip counts may eventually be discontinued.

Subject to the acceptance of the proposed TMP conditions, staff would support the requested increase in maximum enrollment to 180 students.

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

Subject to requested transitional screening modifications, and proposed development conditions, staff feels this standard would be met. (See above landscaping and screening analysis for further details).

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*. It is unclear from the SEA Plat what percentage of the site would remain as open space, but there is no open space requirement for an R-4 District so this standard would be met.

General Standard 7 states that *“adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11”*.

Subject to development conditions, the proposal would appear to meet this standard (see relevant zoning analysis sections above for further details).

General Standard 8 specifies that *“signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance”*. There is no proposed signage with this application. At the time of application, though, the school was utilizing one temporary sign at the intersection of Quiet Cove and Annandale Road that was not permitted by the Zoning Ordinance (or the previous SEA), which has been since removed. A previous development condition addressing signage was revised to make clear that such non-permitted signs shall not be utilized in the future.

Standards for All Category 3 Uses (Sect. 9-304) (Appendix 7)

This application is also subject to five additional standards for all Category 3 special exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. With acceptance of the proposed Development Conditions, staff finds that these standards would be met.

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

Nursery schools and child care centers, when permitted by special exception, must also satisfy the following additional standards:

Standard 1 requires that a minimum of 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time, and requires that area to be delineated on the plat. The recreation area must be outside of the limits of any minimum required front yard, which in this case would be the frontage of Thornton Street.

A proposed development condition specifies a maximum nursery school enrollment of 45 children, which would require 4,500 square feet of usable outdoor recreation area, if all children were to utilize the area at one time. The proposed application includes 5,980 square feet of active play area to the east of the proposed building, that would appear meet the standard for the nursery school use. It is unclear how many students would attend pre-and post-school child-care; however, there would be no additional students beyond those already attending the school, so recreational needs would be addressed by either the private school or nursery school criteria.

Standard 2 requires direct access to a public street of sufficient width to accommodate pedestrian and vehicular traffic to and from the use. The Ordinance offers as a general guideline that a use with a proposed trip generation of more than 75 persons would likely require access on a collector road.

ISSUE: ACCESS

Access to the proposal site is via a private driveway that traverses an ingress/egress easement across two lots of the Quiet Cove subdivision, terminating on Quiet Cove Road (a local road), which then leads a short distance to Annandale Boulevard (an arterial road). The current site access, utilizing an access easement onto a local road, does not strictly meet the

guidance of Standard 2 – which recommends direct site access onto at least a collector road. The school has, however, been utilizing this configuration for many years with no major issues (though current enrollment is only 82 students). As discussed in the General Standards section (above), a substantial increase in student population might have a significant impact on the surrounding transportation system.

The parcel's frontage is actually on Thornton Street, to which there is no currently available access. Unlike with Quiet Cove Road, there would be multiple connections available from Thornton Street to disperse traffic, however Thornton Street is also only a local road, serving a residential neighborhood, through which it would not be desirable to route additional school traffic. There are also grade issues that would make an access point on Thornton Street challenging – though not impossible - but doing so would require a wholesale re-design of the site layout, which would not be feasible for the applicant at this point in time.

Pedestrian access to the site is limited, since the access drive features no sidewalks, and there is no pedestrian access to Thornton Street other than a locked gate opening to the play area. While it would be ideal to include full pedestrian facilities linking the site to surrounding infrastructure, staff recognizes that it would be impractical to add sidewalk connections along the entry drive without negatively affecting screening trees (which are located on neighboring parcels), and it would not be preferable to have pedestrian “cut-through” traffic from Thornton Street through the children’s play area (nor to have children easily access the street). It is also recognized that most, if not all, current students are driven to school, and there is no off-site parking in the vicinity that would require sidewalk connections.

Subject to the proposed development conditions, including TMP conditions, staff feels that this standard would be met.

Standard 3 requires a location that would permit the pick-up and delivery of all persons on the site. A pick-up/drop-off area is included in the proposal, which satisfies this requirement.

Standard 4 requires that all such proposals be subject to Virginia State Child Care code. The Fairfax County Department of Health will ensure that proper permits are obtained, and that the use conforms to applicable Virginia State Codes, thus this standard will be satisfied.

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

Private schools, when permitted by special exception, must also satisfy the following additional standards:

Standard 1 requires that a minimum of 200 square feet of useable outdoor recreation area shall be provided for each K-3 child that may use the space at any one time, and 430 square feet for each Grade 4-12 child.

ISSUE: OUTDOOR RECREATION AREA

The proposal includes 16,880 sf of outdoor recreation area designated on the SE Plat, located in three areas. Prior approvals for this property required that 33 percent of the student body be accommodated at any one time by the recreational area provided on the site. It is not clear from the SE Plat what the proposed distribution of students would be, which would determine the amount of recreation area required. The only specifics offered by the applicant are for a nursery school limitation of 45 students.

A proposed development condition would require the applicant to demonstrate that adequate recreation area will be provided to accommodate 33 percent of the maximum permitted school enrollment, prior to the issuance of a non-residential use permit for this SEA, which would satisfy this standard.

Standard 2 allows the Board to determine the minimum lot area for a Private School of Education. The lot area of this property is 87,120 sf (2 acres). By approving this application, the Board would be determining this lot area to be sufficient for the proposed Private School use.

Standard 3 requires conformance with Virginia State Child Care codes. As stated above, the Fairfax County Department of Health will ensure that the use conforms to applicable Virginia State Codes, so this standard will be satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff has no issues with the proposed expansion of the private school use to include up to the 8th grade level, the incorporation of pre- and post-school child-care options for existing students of the school, or the associated change in operating hours. There would also be no objection to the proposed replacement of the older school building with a new, larger structure. Development conditions are proposed

by staff to address some of these additional capacity issues, such as event parking, construction phasing and tree preservation.

Citing the results of the transportation analysis, submitted by the applicant, finding that the projected traffic generation, even at the current permitted maximum enrollment of 120 students, would warrant improvements to the intersection of Quiet Cove Road and Annandale Road that aren't feasible to provide with this proposal, staff cannot support any increase in traffic generation from the proposed uses which would exacerbate an existing deficiency in the local transportation system. However, subject to the proposed TMP conditions, which would limit trip generation to the numbers already approved for the site at the 120-student level, staff can support the proposal.

Staff finds that, subject to the proposed development conditions, the application would be in harmony with the Comprehensive Plan and would conform to applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of SEA 01-M-036-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Modification of the transitional screening requirements (per Sect. 13-305, Par. 3) along the north and west boundaries to utilize existing and proposed vegetation, as shown on SE plat, and as supplemented to meet the intent of the transitional screening requirements, as determined necessary by the Urban Forest Management Division of DPWES at the time of site plan review.
- Modification of the loading space requirements for the private school of general education and child-care/nursery school uses (per Sect. 11-202, Par. 3B), in favor of one 15-foot x 25-foot bus parking space.

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. Special Exception Affidavit
3. Statement of Justification
4. Construction Phasing Exhibit
5. Traffic Analysis
6. Comprehensive Plan Provisions
7. Zoning Ordinance Provisions
8. FCDOT Comments
9. VDOT Comments
10. DPZ – Environmental Comments
11. DPWES – Stormwater Comments
12. DPWES – Urban Forest Management Division Comments
13. Fire Marshall Comments
14. Health Department Comments
15. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SEA 01-M-036-02****April 22, 2014**

If it is the intent of the Board of Supervisors to approve SEA 01-M-036-02, located at 7209 Quiet Cove Road (Tax Parcels 60-3((14))-2B, for a private school of general education, nursery school, and child-care center, pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions on the property. Conditions carried forward from the previous approval, subject to only minor edits, are indicated with an asterisk (*).

General/Operational:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article I 7, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Special Exception Plat, Pinecrest School/Special Exception Amendment Plat, Pinecrest School," consisting of six sheets, prepared by MA Engineering Consultants, Inc. Tri-Tek Engineering, dated January 2004/May 23, 2013, revised through April 3, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The proposed building addition shall not exceed 6,5008,650 square feet in area, and 25 feet in height, and shall be constructed in substantialgeneral conformance with location and orientation shown on the SEA Plat, and the sketch elevations entitled, "Revised Grade School Building" prepared by Richard Wiebold & Associates Architects dated 4/11/02 submitted by the applicant and included as (see Exhibit A to these conditions). Exterior materials and colors shall be consistent with the existing building (constructed in 2005) that will remain on the site.
5. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, the maximum daily enrollment shall be limited to 120180 students, and is limited to pre-nursery school through 6'8th grade, with before and after-school

child-care available to students enrolled in this private school of general education only. Nursery school enrollment shall be limited to a maximum of 45 students.-

6. A maximum of ~~4922~~ employees shall be on-site at any one time.
7. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, Hours of Operation shall be limited to Monday through Friday ~~8:307:00~~a.m. to 6:30p.m.
8. ~~Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, w/~~Weekend activities shall be limited to a maximum of twelve (12) times per year to provide an opportunity for events such as open houses, book fairs, fundraisers, elementary school graduations, annual meetings, and community events. All weekend activities shall be restricted to Saturday from 10:00 a.m. to 10:00 p.m. and/or Sunday from 12:00 p.m. to 6:30p.m. ~~(Commercial contractors, or volunteers numbering less-fewer than 10 individuals performing such activities as property repair and mowing are not subject to the 12 times per year limitation.)~~ Outdoor work performed on weekends by commercial contractors can only be performed such work on Sunday. Emergency repairs shall not be subject to this limitation. Parking for these weekend activities shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site, in accordance with Condition 16 (below).*
9. ~~Twelve (12)~~A maximum of eighteen (18) school functions, including, but not limited to, ~~resumption of school,~~ back to school night, open house, grandparents day, academic open house, holiday open house, international day, teacher appreciation dinner, spring fair, kindergarten graduation and an annual summer production/dinner show are permitted during the normal school year. These activities shall be limited as follows:
 - A. ~~Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, a~~Any open house held during the school day (~~6:307:00~~a.m. to 6:30p.m. on Monday through Friday) shall occur for a maximum period of two hours at any one time;
 - B. School related functions held after school hours on Monday through Friday (beginning no earlier than 6:00p.m.) shall be concluded by approximately 9:30 p.m., although employees may remain on-site after 9:30 p.m. to facilitate clean-up. Parking for these school functions shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site, in accordance with Condition 16 (below).

At the beginning of each school year, A-a calendar of all planned after hour meetings, weekend activities and school functions shall be submitted ~~by the beginning of the school year~~ to the presidents of neighboring Homeowners'

Associations and those residences adjacent to the school. At a minimum, this calendar and subsequent changes shall include the date of the activity, the ~~type of~~ purpose of the activity and the time frame, ~~and~~ off-site arrangements for parking, if any, and a statement that parking for Pinecrest School activities shall not be permitted in the surrounding neighborhoods and adjacent neighborhood street. Any changes to the calendar shall be submitted to the HOA presidents and adjoining residences at least 14 calendar days prior to the event/activity.

10. No exterior intercom system shall be used for the subject property (with the exception of emergencies).*
11. Building-mounted security lights to be installed on the existing or proposed buildings shall be controlled by motion-activated sensors. All outdoor lighting shall be focused downward and shielded to minimize glare beyond the property, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance.*
12. Outdoor recreation area(s) shall be provided in accordance with that shown on the SEA Plat, and the provisions of Sections 9-309 and 9-310 of the Zoning Ordinance, to accommodate at least 33% of the maximum student enrollment ~~(120)~~ at any given time. All outdoor recreation areas shall be located outside of the minimum required front yards along Thornton Street.*
13. The outdoor recreation area depicted north of the existing building and south of Lot 99 of the Kenwood Section 3 subdivision shall be constructed of a soft surface designed to minimize sound transmission.*
14. A summer camp may be held when school is not in session, and within permitted operating hours of the private school use.
15. Upon request, school facilities will be available to non-profit and/or community groups for a meeting or similar type of activity, at no cost, no more than once per month, conditioned upon the parking restrictions outlined in Condition 16 (below). These public activities shall be in addition to the school events described in Conditions 8 and 9 (above).

Access/Parking:

- ~~14-16.~~ On-site parking shall be consistent with parking depicted on the Special Exception Plat, as determined by DPWES. Parking for employees, parents and visitors shall be accommodated on-site or according to an off-site agreement, approved by DPWES, to provide a shuttle service to an alternate site (by car, van or bus). Employees shall be directed to utilize parking spaces in a manner that will minimize conflicts with visitors and the daily drop-off/pick-up of children. Parking shall not be permitted in fire lanes, along the entrance driveway (which serves as a

~~required fire access lane), on lawn areas, or on adjacent streets. Off-site parking shall not be permitted in the surrounding neighborhood streets, on Annandale Road, Quiet Cove Road, or Thornton Street, for any event held at Pinecrest School. A turnaround shall be incorporated into the parking lot design consistent with PFM standards. If a waiver is not obtained from the Director of DPWES to permit construction of 16.5 foot long parking stalls, on-site parking shall meet the standard provisions of Article 11 and the Public Facilities Manual (PFM) as determined by DPWES.~~

~~15-17.~~ Signage shall be posted within the access easement restricting speed limits on the site and throughout the access easement to 10 miles per hour.*

~~16-18.~~ The entrance driveway shall be signed and/or striped as a fire lane and shall be widened, as needed, to maintain the 20-foot minimum width required for fire access to the site, to the satisfaction of the Fairfax County Fire Marshal office.

~~17-19.~~ All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance. No temporary signage shall be allowed on or off-site that does not conform to the requirements of 12-103 of the Ordinance.*

~~18-20.~~ Two (2) speed bumps shall be ~~installed~~ maintained within the access easement and in the general location of the existing stop sign.*

Transportation Management Plan (TMP):

21. A Transportation Management Plan ("TMP") shall be developed and implemented by the Applicant in order to minimize the amount of trips generated by the school expansion and its impact on the adjacent and surrounding road network (more specifically the southbound left-turn capacity on Annandale Road at Quiet Cove) during the school year and more critically the weekday AM peak hour. The TMP shall be developed and implemented to complement the physical attributes of the proposed school modifications as may be referenced elsewhere in these conditions and/or reflected on the special exception plat. A copy of the transportation plan shall be submitted to FCDOT within 90 days after the approval of this application. The TMP shall include the following components:

A. TMP Coordinator. Designation of an individual to develop, implement and monitor the plan and serve as a liaison with the Fairfax County Department of Transportation (FCDOT) and the Quiet Cove neighborhood, as well as the Mason District Supervisor's office. The TMP Coordinator shall prepare and submit the Annual Reports to FCDOT. The Applicant shall provide written notice to FCDOT as to the designated TMP Coordinator within 30 days prior to the beginning of the first school year after any approval of this application.

Notification of any change in the designated TMP Coordinator shall also be provided to FCDOT within 30 days of such a change.

B. TMP Goal. TDM strategies shall be used to reduce the A.M. peak hour vehicular trips by a minimum of thirty-three percent (33%) based on an enrollment of 180 students.

C. Procedure Manual. All parents shall receive written information prior to the commencement of the school year (each September) and again each January that clearly delineates various vehicle routes when driving to/from the school and specific drop-off and pick-up procedures. This information shall also be reviewed verbally with parents at back to school night. The distributed materials shall include the following:

(i) Driving Restrictions. At any time when driving to or from school property, drivers shall not discharge students on either Quiet Cove or Thornton Street; block neighborhood driveways, fire lanes or intersections; and shall not turn around in neighborhood driveways.

(ii) Drop-off and Pick-up Procedures. During regularly scheduled arrival and dismissal periods, staff and/or volunteers shall supervise the unloading and loading of children at all times from their vehicles; and, all unloading and loading of children shall be done on-site.

D. Monitoring.

(i) Annual Report. The annual report shall include but is not limited to the following:

1. TMP Coordinator 's name and contact information,
2. Copy of the procedural manual,
3. Traffic data collected,
4. Statement if goal is met or not met
5. Estimated time of when the next annual report will be submitted if applicable.

(ii) Baseline. For the purposes of these proffers, the baseline number of trips against which reductions are measured shall be determined by using the trip generation rate data published by the Institute of Transportation Engineers 9th Edition and as determined by FCDOT.

(iii) Counts. Beginning with the first September after school enrollment exceeds 120 students and continuing for the next consecutive school year, AM inbound and outbound traffic from the school shall be counted in fifteen (15) minute intervals during the morning school peak hour on each of two school

days during a typical week in October and again in March or April, when other area public schools are in session and not during periods of inclement weather. With the exception of the school's director, neither staff nor parents shall be advised in advance of the days traffic counts will be conducted. The methodology for such counts shall be coordinated with FCDOT prior to the initiation of the first traffic count to be conducted in October. Inbound and outbound traffic shall be measured separately and then added together in fifteen (15) minute intervals. The morning peak hour school traffic counts are defined as the highest sum of four (4) consecutive fifteen (15) minute counts. The morning peak hour volumes shall be averaged across the two school days and compared to the TMP goal. The goal is met only if the observed trip reduction is 33 percent or more.

1. If the TMP goal is met for each of the two years, then the annual reports and counts shall continue for two (2) consecutive years and shall indicate the goal is met. At any time, and at FCDOT's sole discretion, Pinecrest School, Inc. may discontinue the need to submit annual reports.
2. If the annual reporting indicates the goal is not met, the applicant shall provide a mitigation strategy to meet the TMP goal.
 - a. If the mitigation strategy satisfies the TMP goal for two (2) consecutive years of annual reports and counts, then the annual report and counts shall continue for two (2) additional, consecutive years and shall indicate the goal is met. At any time, and at FCDOT's sole discretion, Pinecrest School, Inc. may discontinue the need to submit annual reports.
 - b. If, after the mitigation strategy is implemented, and after two consecutive years of annual reports and counts indicate that the TMP goal is still not met, the TMP Coordinator shall implement mandatory busing and shall submit annual reports following implementation that indicate that the TMP goal is met for at least four (4) consecutive years. At any time, and at FCDOT's sole discretion, Pinecrest School, Inc. may discontinue the need to submit annual reports.

Stormwater Management:

19-22. The sStormwater management (SWM)/best management practice (BMP) facilityies shall be in substantial conformance with the Special Exception Plat, as determined by DPWES, and shall meet all current County Ordinances and/or standards, or a Special Exception Amendment may be required. Sufficient flexibility shall be allowed to accommodate minor modifications to the plan required by the implementation of any new stormwater ordinances.

Transitional Screening/Landscaping:

- ~~20-23.~~ A solid barrier, which may include a board-on-board fence ~~6six~~ feet in height, shall be ~~provided- maintained~~ along the northern and eastern property boundaries (excluding the area that lies within the front yard of Thornton Street).*
- ~~21-24.~~ Tree plantings shall be installed and maintained as depicted on the Special Exception Amendment Plat with a minimum installation height of ~~6six~~ feet. In addition, a decorative ~~6six~~-foot board-on-board fence with alternating vertical boards and decorative ~~4one~~-foot lattice work along the top of the fence shall be ~~provided, extending maintained~~ along the western property line adjacent to the Quiet Cove subdivision. The overall height of the decorative fence and lattice work shall be ~~7seven~~ feet.*
- ~~22-25.~~ ~~The existing fences along the northern property line shall be replaced and maintained with a 6-foot board-on-board fence and s~~Supplemental plantings shall be provided ~~along the northern and western boundaries to meet the intent of the required Type I, 25-foot wide transitional screening buffers,~~ as determined by the Urban Forester ~~at the time of site plan review along the northern boundary to provide year-round screening of the onsite activities.~~
- ~~23-26.~~ A buffer ~~Evergreen trees and shrubs~~ shall be planted ~~or constructed and maintained, consisting of a fence and/or plantings~~ along the southern property line, as shown on the Special Exception Plat, ~~and supplemented, as needed, to sufficiently meet the intent of the Type H barrier requirement along that property line, and to provide a continuous line of evergreen plantings~~ that will provide year-round screening of the onsite activities, ~~including headlight glare from the reconfigured parking areas,~~ as determined by ~~the~~ Urban Forestry Management Division of DPWES.
- ~~24-27.~~ A contiguous row of evergreen plantings as depicted on the Special Exception Amendment Plat shall ~~extend be maintained~~ along the northern edge of the access road within the ingress/egress easement. ~~The plantings shall have a height of 6 feet at installation.~~ The plantings shall extend from the northeastern corner of the access easement to the edge of the stormwater culvert at the intersection of Quiet Cove and the access easement. *
28. Landscaping: Native and non-invasive species, including perennials and seed mixes, shall be used exclusively for landscape and other plantings on the property. Plant species shall be provided at the time of site plan submission, and shall be subject to the approval of the Urban Forestry Division of DPWES.

Green Building:

29. In order to promote sustainable design, the following measures shall be taken in conjunction with the construction of the proposed building:

- A. A LEED®-accredited (or equivalent program) professional shall be included as a member of the design team. The LEED®-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the proposed building. At the time of site plan submission, documentation will be provided to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- B. LED or compact fluorescent lamps shall be incorporated in interior building light fixtures.
- C. Motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage listed below (to be modified with the project-specific fixtures) shall be used. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

Water Closet (gallons per flush, gpf) 1.28

Urinal (gpf) 0.5

Showerheads (gallons per minute, gpm*) 20

Lavatory faucets (gpm**) 1.5

Kitchen and janitor sink faucets 2.20

Metering faucets 0.25

*When measured at a flowing water pressure of 80 pounds per square inch (psi).

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

- D. An area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by employees shall be provided. A dedicated area for the storage of materials to be recycled shall be provided.
- E. Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

<u>Application</u>	<u>(VOC Limit g/L less water)</u>
<u>Carpet Adhesive</u>	<u>50</u>
<u>Rubber floor adhesive</u>	<u>60</u>
<u>Ceramic tile adhesive</u>	<u>65</u>
<u>Anti-corrosive/anti-rust paint</u>	<u>250</u>
<u>Clear wood finishes</u>	<u>350</u>

Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

F. Carpet and carpet padding shall be installed that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

G. Vinyl composition tile and rubber tile flooring shall be installed that meets the requirements of the FloorScore certification program. Manufacturers' product data and certification letter shall be provided to the issuance of a Non-RUP.

H. Energy Star, or equivalent, appliances and equipment for all refrigerators, water heaters, computers, monitors, water coolers, and other appliances and office equipment (if available) shall be installed. Installation locations and manufacturers' product data, including the Energy Star energy guide if installed, shall be provided prior to the issuance of a Non-RUP.

Forestry:

~~25. A Tree Protection Area shall be provided in conformance with that depicted on the Special Exception Plat, except as may be modified by the Urban Forestry Division during the site plan review process. If trees depicted to be saved are required to be removed to provide for adequate parking and/or SWM facilities as determined by DPWES, said trees shall be replaced at a rate and in a manner to be determined by the Urban Forester.~~

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

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field with small metal tags so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.

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

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

areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

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

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

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

- A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- B. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- C. Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- D. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

35. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as

approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

36. Invasive Species Management Plan: The Applicant shall create and implement an invasive species management program for the Tree Conservation Ordinance to include all areas shown to be preserved, where 10-year canopy is being claimed that contains invasive plant material (PFM 12-0404.2B and 12-0509.3D) and clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc., as reviewed and approved by the UFMD.

Construction Phasing:

37. Outdoor recreation and parking areas shall be provided throughout the construction process to maintain conformance with minimum Ordinance requirements, based on the current enrollment of the school at that time. Outdoor recreation areas shall be protected, to the extent practical, from adverse environmental impacts associated with the construction process, to include dust, noise and other pollutants, and may include temporary fencing, as needed.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the new Non-Residential Use Permit has been issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



SPECIAL EXCEPTION AFFIDAVIT

DATE: April 4, 2014
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

122348c

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 01-M-036-02
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pinecrest School, Incorporated Agents: Nicole M. McDermott Nathaniel C. Carmody Susan M. Akers	7209 Quiet Cove Annandale, VA 22003	Applicant/Title Owner of Tax Map 60-3 ((14)) 2B
Tri-Tek Engineering, Inc. Agents: Theodore D. Britt Brian R. Thomas	690 Center Street, Suite 300 Herndon, Virginia 20170	Engineers/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: April 4, 2014
 (enter date affidavit is notarized)

122348c

for Application No. (s): SEA 01-M-036-02
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Lester E. Adkins, III William F. Johnson Andrew C. Buntua	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
MTFA Architecture, Inc. Agent: Michael T. Foster	2311 Wilson Boulevard, #200 Arlington, Virginia 22201	Architect/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 4, 2014
(enter date affidavit is notarized)

122348c

for Application No. (s): SEA 01-M-036-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Pinecrest School, Incorporated
7209 Quiet Cove
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A 501(c)(3) not-for-profit corporation with no shareholders.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)DATE: April 4, 2014
(enter date affidavit is notarized)

122348c

for Application No. (s): SEA 01-M-036-02
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Tri-Tek Engineering, Inc.
690 Center Street, Suite 300
Herndon, VA 20170**DESCRIPTION OF CORPORATION:** (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Theodore D. Britt
Kevin E. Murray**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: April 4, 2014
(enter date affidavit is notarized)

122348c

for Application No. (s): SEA 01-M-036-02
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns 10% or more of any class of
stock

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

MTFA Architecture, Inc.
2311 Wilson Boulevard, #200
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael T. Foster
James P. Clark
David (nmi) Voorhies

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 4, 2014
 (enter date affidavit is notarized)

122348c

for Application No. (s): SEA 01-M-036-02
 (enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
 None

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 4, 2014
(enter date affidavit is notarized)

1223480

for Application No. (s): SEA 01-M-036-02
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[x] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 01-M-036-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 4, 2014
(enter date affidavit is notarized)

122348c

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Within the past 12 months, Theodore D. Britt of Tri-Tek Engineering, the engineer/agent listed in Sections 1(a) and 1(b) of this affidavit, provided engineering services to Hart & Horan, P.C., and Planning Commissioner James Hart is a principal in that law firm. Hart & Horan, P.C., is not a party to this application, and it is not currently using the engineering services of Tri-Tek Engineering. As a result, Commissioner Hart does not currently have any financial or business relationship with Tri-Tek Engineering or Theodore D. Britt.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

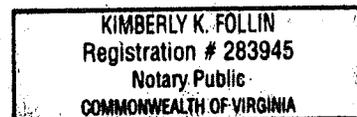
(check one) Lynne J. Strobel
[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 4 day of April, 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

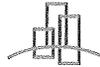
My commission expires: 11/30/2015



RECEIVED
Department of Planning & Zoning

JUN 25 2013

Zoning Evaluation Division



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Lynne J. Strobel
(703) 528-4800, Ext. 5418
lstrobel@arl.thelandlawyers.com

June 25, 2013

Via Hand Delivery

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

Re: Proposed Special Exception Amendment Application
Fairfax County Tax Map Reference: 60-3 ((14)) 2B
Applicant: Pinecrest School, Incorporated

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special exception amendment application to permit the construction of improvements and a modification of development conditions associated with SEA 01-M-036.

The Applicant is the owner of approximately 2.0 acres located in the Mason Magisterial District, which are identified among the Fairfax County tax map records as 60-3 ((14)) 2B (the "Subject Property"). The Subject Property is located at the terminus of Quiet Cove on the east side of Annandale Road. Surrounding uses are primarily residential and include properties zoned to the R-4, PDH-8 and R-20 Districts. The Subject Property is currently zoned to the R-4 District, as defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

The Subject Property has been the subject of a number of land use approvals dating back to a special permit for a private school that was granted in 1951. Subsequent to an amendment to the Zoning Ordinance, private schools of general education are now permitted in certain residential districts, including the R-4 District, with the approval of a special exception. Most recently, the Board of Supervisors (the "Board") approved SEA 01-M-036 on the Subject Property on November 20, 2006. The most recent approval permits up to 120 students in pre-school through sixth grade.

The Applicant proposes to offer educational instruction from pre-school to eighth grade with an increase in student enrollment to 180 children. Parents will be provided with an opportunity for their children to participate in before and after school care. The increase in age from sixth grade to eighth grade allows children to remain in a consistent educational environment until high school. The Applicant will continue to offer a summer camp for children

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

within the same age range. In order to accommodate the increase in enrollment, the Applicant proposes to replace one of the two (2) existing buildings on the Subject Property.

Existing improvements on the Subject Property consist of a one-story building constructed in 1960 containing approximately 5,595 square feet, and a second one-story building constructed in 2005 containing approximately 6,500 square feet. The older building is proposed to be replaced with a one-story building containing approximately 8,650 square feet. The resultant .18 FAR remains far less than the FAR of .3 permitted for non-residential uses in the R-4 District. The Subject Property will continue to be served by a single access point to Annandale Road. The number of parking spaces will be increased to 35 in accordance with Zoning Ordinance requirements and a new drop-off lane is proposed to facilitate the drop-off and pick-up of children. A fenced playground is located behind the proposed building.

The Applicant proposes to minimize any impacts associated with the proposal with the provision of landscaping and stormwater management facilities, a residential architectural design, and the staggered arrival and departure of children. Increases in impervious surface area will be mitigated with the use of pervious concrete in the proposed drop-off lane. In addition, a fence will remain located at the perimeter of the Subject Property, and landscaping added to the proposed parking area. The height of the new building is proposed to be 29 feet and its design will be compatible with the residential character of the single-family homes in the area. The extended children care program will spread out the number of vehicles arriving and departing from the Subject Property.

The Subject Property is located within the Annandale Planning District of the Masonville Community Planning Sector (A1) within the Area I Comprehensive Plan (the "Plan"). The Plan does not include any specific land use recommendations for the Subject Property, but states that the predominately residential character of the neighborhood should be maintained. As private schools of general education are permitted within residential districts with the approval of a special exception, the use is considered to be compatible with residential development. The Subject Property is generally planned for institutional use which is consistent with its long-term use as a private school. Given the nature of the use, the prior approvals and the residential character of the Applicant's proposal, the special exception amendment is in harmony with the recommendations of the Plan.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the Applicant's proposal.

- The type of operation will continue to be a pre-school, or nursery school as defined by the Zoning Ordinance, and a private school of general education offering instruction from first grade to eighth grade. The Applicant will offer extended care to parents before and after school, including for those children enrolled in the pre-school. The extended care program is defined by the Zoning Ordinance as child care. The Applicant will continue to offer after school activities and a summer camp which are typical of a private school of general education.

- The hours of operation for the pre-school and the private school of general education will be limited to Monday through Friday, 6:00 a.m. to 6:30 p.m., from September to June. The pre-school operates from 8:40 a.m. to 12:00 p.m. Educational instruction is provided from 8:40 a.m. to 3:30 p.m. for kindergarten through eighth grade. Children enrolled in the pre-school and the private school of general education may participate in morning and afternoon extended care programs. After school activities end no later than 6:30 p.m. Typical school activities, such as parent/teacher night, book fairs and assemblies, are periodically scheduled throughout the year and are currently limited to 12 events per year. The Applicant will seek an increase in the number of events that may be held at the school up to 18. In return, the Applicant is willing to make its facilities available to non-profit and/or community uses at no cost once a month. The summer camp will be held for eight (8) weeks from the end of June to the middle of August. The hours of operation for the summer camp will be from 8:45 a.m. to 3:45 p.m., Monday through Friday, with the opportunity for extended care until 6:00 p.m.
- The maximum daily enrollment for all uses on the Subject Property will be limited to 180 children. The number of children in the pre-school will be limited to 45.
- The number of employees will be 22. Employees include a principal, teachers, teacher's aides and administrative staff. Not all of the employees work full time.
- The total number of vehicle trips to the Subject Property will be approximately 600 per day, Monday through Friday. Children arrive at the Subject Property by private vehicle, however, some parents participate in carpools and others have more than one child enrolled in the school. Vehicle trips are spread out as some children will participate in before school care and others will participate in after school care or activities. The peak arrive time in the morning will be between 8:30 a.m. and 8:45 a.m. when approximately 110 vehicles enter and exit the Subject Property resulting in 220 vehicle trips. The afternoon departure peak will be between 3:45 p.m. and 4:00 p.m., when approximately 75 vehicles enter and exit the Subject Property resulting in 150 vehicle trips. Given the staggered arrival and departure of vehicles, the impact on the surrounding roadways will be minimized.
- The pre-school and private school of general education primarily serve Fairfax County residents within a radius of approximately ten (10) miles. This radius includes Annandale, Fairfax, Falls Church and Bailey's Crossroads and Merrifield.
- The proposed building will be one-story and contain approximately 8,650 gross square feet. While the building design has not been finalized, the Applicant anticipates that building materials will primarily be siding. The building will

include a peaked shingle roof and maintain a residential character. The new building will be compatible with the building that will remain.

- The Applicant is not aware any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances, and regulations except for a request to modify the transitional screening requirement along the northern and western boundaries in favor of existing vegetation.

The Applicant has operated a successful school on the Subject Property since 1951. The last 60 years have brought tremendous changes to Fairfax County and the Applicant has sought to keep pace with those changes. One objective that has remained constant is the desire to provide quality education for children. The Applicant's success has recently been recognized by being named among the best private schools in the D.C. metro area by Washington Family magazine. The replacement of an aging school building will ensure the continuation of a quality educational experience for the children of Fairfax County. The addition of an extended care component is important to working parents who increasingly must rely on two (2) incomes to meet expenses.

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

As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Lynne J. Strobel

LJS:kae

cc: Nicole McDermott
Nate Carmody
Ted Britt

{A0563719.DOCX / 1 Statement of Justification 007410 000002}



CIVIL ENVIRONMENTAL LAND PLANNING SURVEYING

690 Center Street Suite 300 Herndon, Virginia 20170 V: (703) 481-5900 F: (703) 481-5901 info@tritekinc.com



PINECREST SCHOOL, INC. D.B. 5440, PG. 826 MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

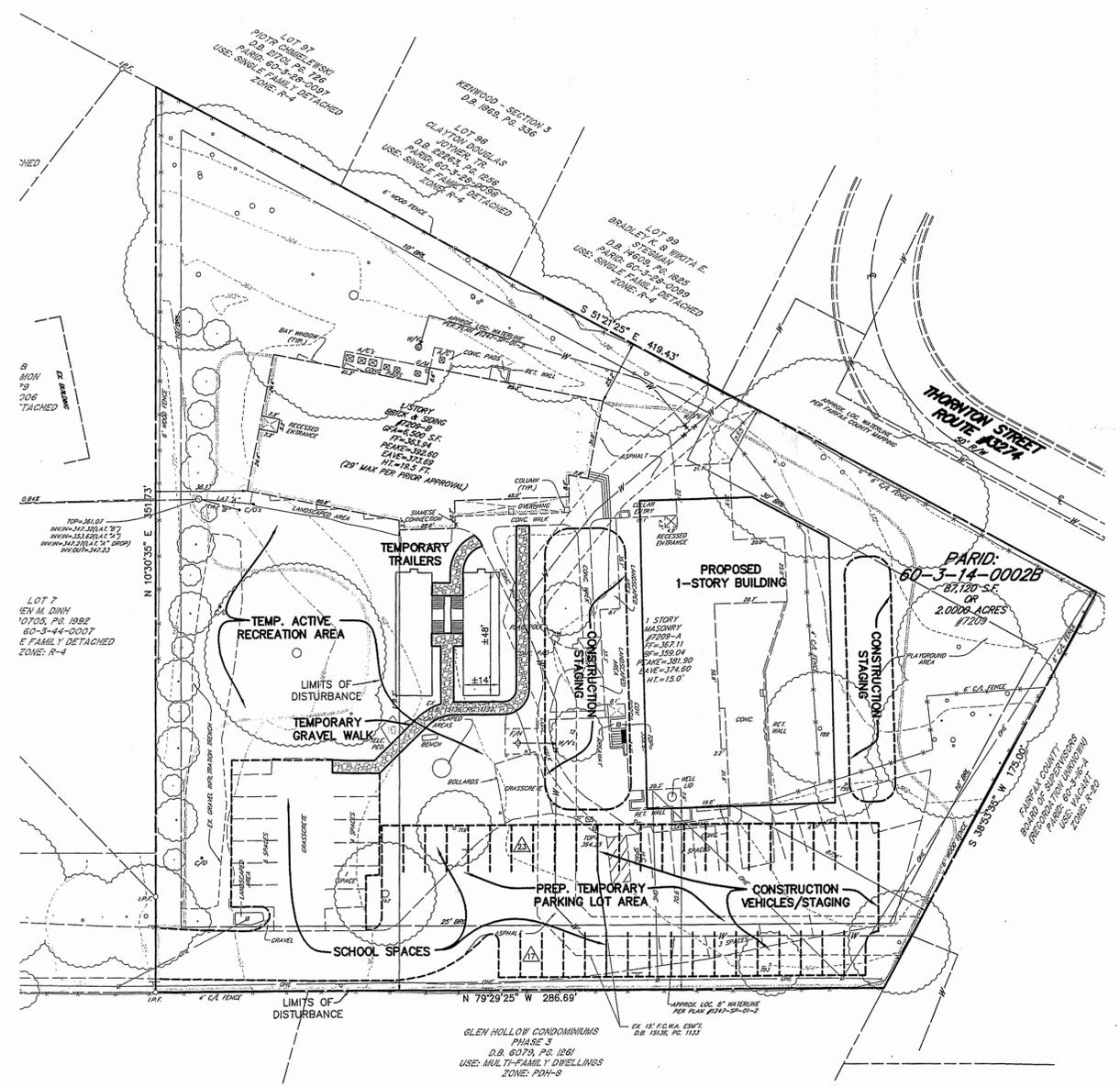
CONSTRUCTION SEQUENCE EXHIBIT

Table with 2 columns: REVISION, DATE

RECEIVED Department of Planning & Zoning JAN 21 2014 Zoning Evaluation Division

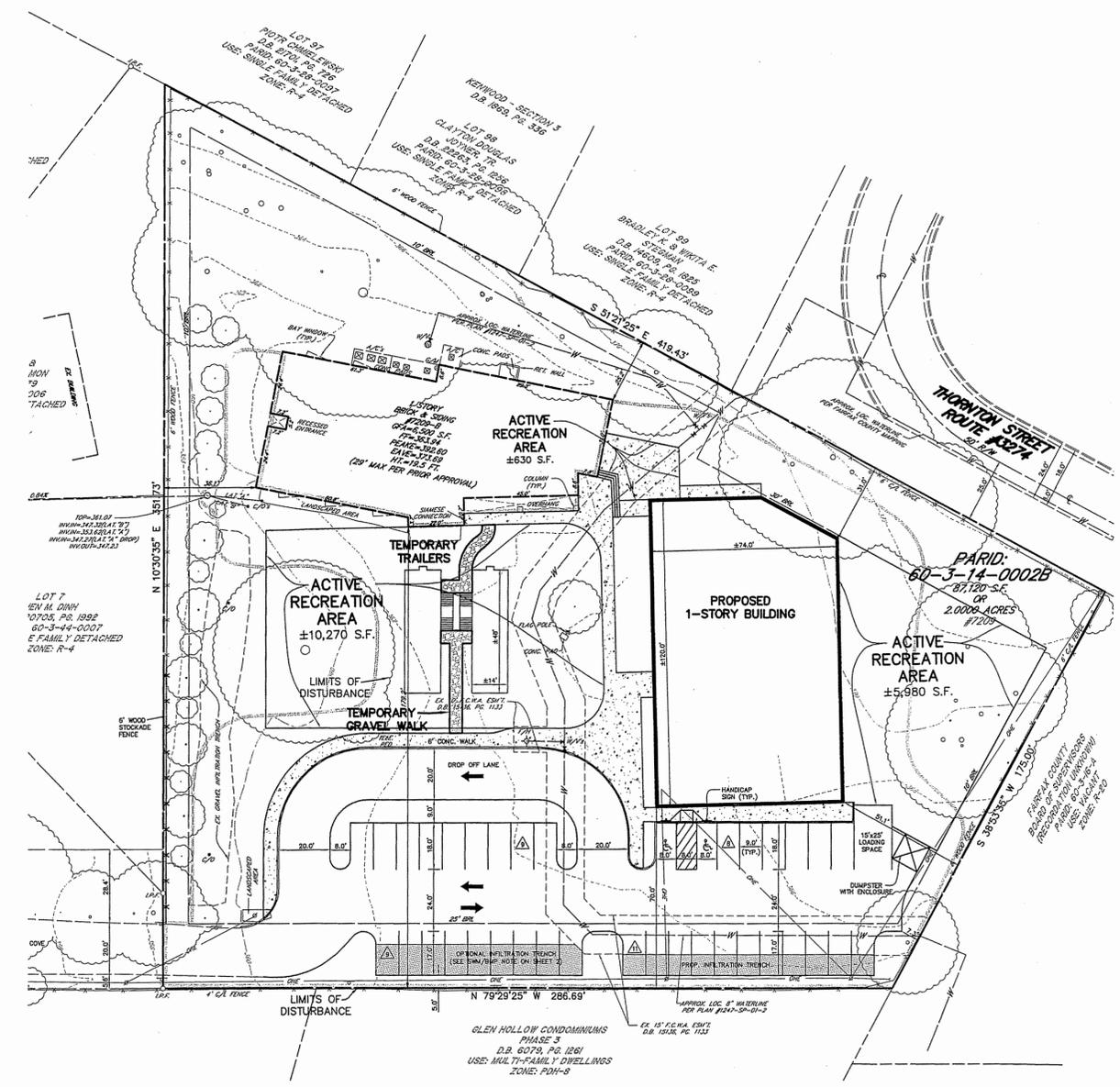
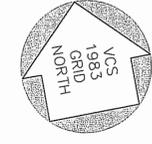
PM: TDB SCALE: 1"=30' PE: TDB DATE: 01.17.14 CO: MSO SHEET 1 OF 1

NOTE: FINAL CONSTRUCTION PHASING SHALL ULTIMATELY BE DETERMINED BY THE SITE INSPECTOR AND GENERAL CONTRACTOR IN CONSULTATION WITH THE OWNER AND SHALL BE COORDINATED THROUGHOUT THE DURATION OF CONSTRUCTION.



INITIAL PHASE

THE INITIAL PHASE OF CONSTRUCTION DEPICTS THE LOCATION OF THE TEMPORARY TRAILERS AND INTERIM PARKING TO BE USED FOR THE SCHOOL STAFF/VISITORS. ALSO, CONSTRUCTION VEHICLES AND MATERIAL STAGING HAS BEEN IDENTIFIED. THIS CONFIGURATION WILL STAY IN PLACE UNTIL THE ROOF AND WALLS OF THE NEW STRUCTURE ARE IN PLACE.



FINAL PHASE

THE FINAL PHASE OF CONSTRUCTION WILL BE COMPLETED BY FIRST COMPLETING THE SPACES AND TURNAROUND DROP OFF LANE FOR CONTINUED USE BY STAFF/VISITORS. ONCE OPERABLE, THE CONSTRUCTION VEHICLE AREA WILL BE CONVERTED TO PERMANENT SPACES FOR USE BY ALL. THROUGHOUT CONSTRUCTION, A MINIMUM OF 22 SPACES SHALL BE AVAILABLE FOR SCHOOL USE.

C:\Drawings\F-2701\pds\2701-CONSTR-EXHIBIT.dwg, 1/17/2014 2:10:50 PM, S:\User_Xerox\6204-CADD\pds_1_1\TRI-TEK Engineering, Inc.



WELLS + ASSOCIATES

MEMORANDUM

TO: Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6620
703-917-0739 FAX
www.mjwells.com

FROM: Robin L. Antonucci

RE: Memorandum from Kevin Nelson (VDOT-Land Development) to you dated September 30, 2013

SUBJECT: SEA 2001-M-036-02; Pinecrest School, Inc.
Tax Map: 60-3 ((14)) 2B

DATE: January 13, 2014

The purpose of this memorandum is to respond to those comments provided by VDOT with regard to the subject special exception amendment (SEA) application, as well as reflect discussions/resolutions agreed to among VDOT, FCDOT (Fairfax County Department of Transportation) and the Applicant's representatives at a meeting held on January 8, 2014. The comments provided by VDOT were based on the Department's review of the SEA plat prepared by Tri-Tek Engineering dated August 12, 2013 and received by VDOT on September 17, 2013. Each of the comments is reproduced below along with a response. For purposes of this memorandum, Annandale and Gallows Roads are assumed oriented north-south.

Comment 1: **The proposed building location negatively impacts the ability to provide access to Thornton Street, where the site has access to a public street.**

Response: Thornton Street is constructed as a 32 foot-wide, local street with curb and gutter that extends west then south from Gallows Road. Approximately 1,000 feet west of Gallows Road, Thornton Street is incomplete with curb and gutter provided only along the north side of the roadway. Additionally, there is a significant grade change between Thornton Street and the subject property. The elevation of Thornton Street just to the east of the property is 375.00 feet, while the first floor elevation of the proposed new building is 366.5 feet and the elevation of the existing building to remain is at an elevation of 363.94. Therefore, vehicular access to Thornton Street is not feasible without significant re-grading of the site, which would impact not only the proposed new building but the existing facility as well. In addition, a connection was evaluated in conjunction with the prior application. It was determined at that time that a connection to Thornton Street was



neither physically feasible nor practical as it would direct traffic to a circuitous route through an adjacent established residential neighborhood.

Resolution: *Information was provided to VDOT regarding the elevation of Thornton Street compared to the elevation of the existing and proposed on-site facilities. VDOT concurred with the Applicant's assertion that a vehicular connection to Thornton Street would have significant impacts to the site given the existing topography. FCDOT also stated that a vehicular connection to Thornton Street would impact the established neighborhood to the east and therefore a connection at this time was not desirable. VDOT acknowledged the aforementioned.*

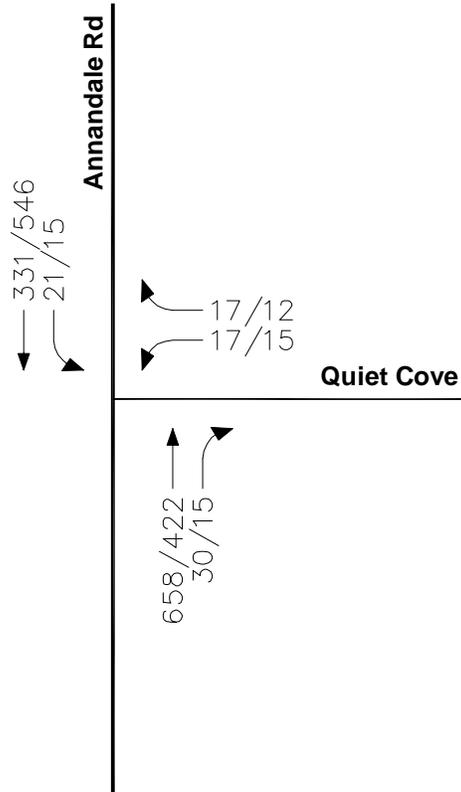
Comment 2: **Left and right turn lanes will be needed on Annandale Road to provide safe turning movements for the school access.**

Response: Pinecrest School is approved for an enrollment of up to 120 students, although the school currently provides educational services for 82 students within 62 families. The school is seeking approval to increase enrollment from 120 students to 180 students and expand services from pre-K through 6th grade with after care services to pre-K through 8th grade with before and after care services.

In order to assess the need for right and/or left turn lanes, Wells + Associates first conducted peak hour turning movement counts on Annandale Road at Quiet Cove. These traffic counts were conducted on Wednesday, December 18th and recorded in 15-minute increments. A copy of the traffic counts is included herein as Attachment 1. As shown in Attachment 1, the peak hours associated with the school occur from 8:00 to 9:00 AM and from 4:00 to 5:00 PM. The peak school hours are therefore summarized on Figure 1A.

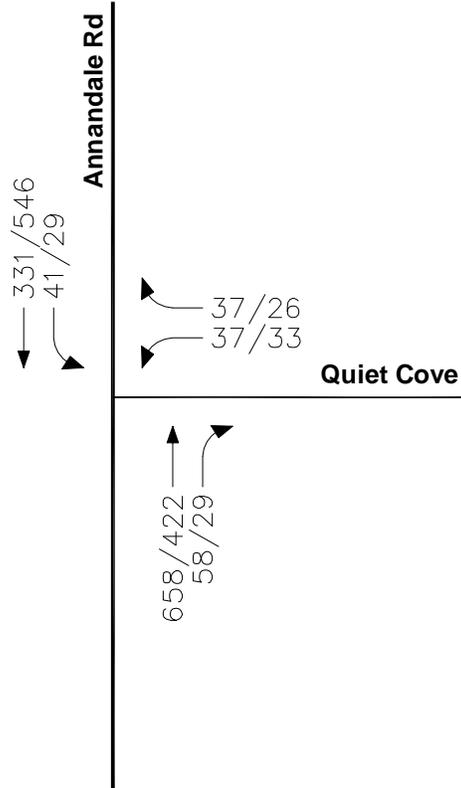
Wells + Associates then estimated the volume of traffic to be generated by the increase in students as described below. Trip generation estimates were developed based on ITE's, 9th Edition, *Trip Generation* using Land Use Code 534, Private School (K-8). Private schools in this land use category, according to ITE, primarily serve students in kindergarten through the 8th grade, but may also include pre-K classes. These schools may also offer extended care and day care. Based on ITE's description, this land use is appropriate for estimating the trips to be generated by Pinecrest School.

Figure 1A
Existing Traffic Volumes



	In	Out	Total
AM	51	34	85
PM	30	27	57

Figure 1B
Future Traffic Forecasts with Pinecrest Expansion



	In	Out	Total
AM	48	40	88
PM	28	32	60

Figure 1
Existing and Future Traffic





Based on the above and with an enrollment of 180 students, Pinecrest would generate the following peak hour trips:

Period	In	Out	Total
AM Peak Hour	91	74	165
PM Peak Hour	49	56	105

Note: Based on ITE LUC=534 and 180 students. AM and PM peak hours associated with the generator peak.

Using ITE rates, the existing 82 student enrollment would be expected to generate the following peak hour trips:

Period	In	Out	Total
AM Peak Hour	42	35	77
PM Peak Hour	21	24	45

Note: Based on ITE LUC=534 and 82 students. AM and PM peak hours associated with the generator peak.

The incremental increase in trips associated with the school is therefore 88 AM peak hour trips and 60 PM peak hour trips. These trips were then assigned to the surrounding street system based on a review of existing travel patterns. The resulting traffic forecasts associated with the increased enrollment is summarized on Figure 1B.

The volume of trips reflected on Figure 1B was then applied to the VDOT turn lane warrants provided within the *Road Design Manual*. Figure 3-3 depicts the volume warrant for left turns on a four-lane highway (such as Annandale Road.) Based on a maximum left turn volume of 41 vehicles per hour (vph) and an opposing volume of 658 vph, a left turn lane is indicated. The storage recommended under such conditions would be less than 50 feet and as a result the cost benefit provided by such a bay appears minimal. Attachment II presents the results of the turn lane assessment. Further, a review of Annandale Road shows no exclusive left turn lanes anywhere along the segment between Gallows Road and Poplar Street. With its design and construction as a four-lane, undivided roadway, the inside through lane in each direction (north and southbound) on Annandale Road accommodates left turning traffic while through and right turning traffic utilizes the outside lanes in each direction. Therefore, the lack of exclusive turn lanes in the corridor results in little impedance to mainline volumes.

The right-turn forecasts associated with the student increase reflected on Figure 1B were applied to the VDOT right-turn lane warrant. Figure 3-27 (Attachment II)



provides guidelines for the application of right-turn treatments on four-lane highways.

According to the nomograph, a right-turn taper is indicated on Annandale Road at Quiet Cove. However, the *Road Design Manual* also indicates the selection of right-turn treatments may be influenced by right-of-way availability, sight distance, angle of turn, etc. In this instance, the Applicant does not control the right-of-way along Annandale Road needed to provide a taper. Additionally, even if such right-of-way were made available, the distance between Quiet Cove and Glen Hollow Court would not permit the construction of a standard taper.

In summary, though certain turn lane treatments are indicated the Applicant would file a design waiver for both the left and right-turn treatments, if required, given the existing pattern of development in the corridor.

Resolution: *Upon review of the response provided, given the configuration of Annandale Road as a four-lane, undivided, roadway and the volumes reflected on Figure 1B, VDOT concurred that mainline operations would not be impacted by the volume of lefts turning into Quiet Cove with the 180 student increase and with the roadway configuration as exists today. However, both VDOT and FCDOT requested the turn lane warrants also be reviewed in terms of the current approval of 120 students in order to assess the impact of the additional 60 students.*

Utilizing the same ITE land use code as outlined above, 120 students would be expected to generate the following peak hour trips:

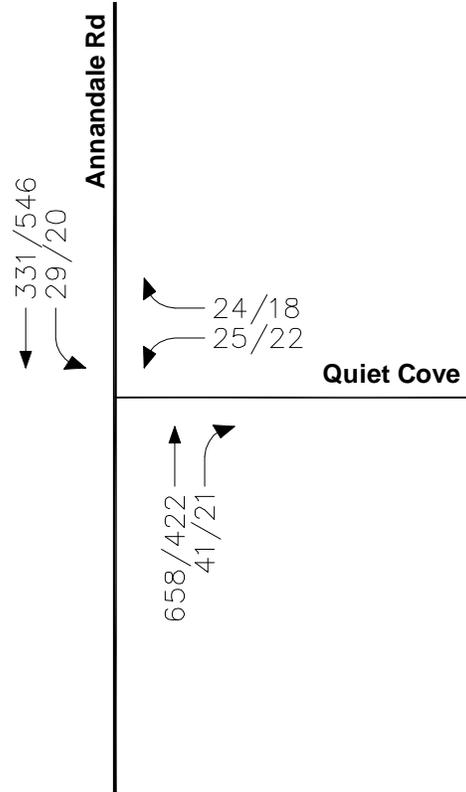
Period	In	Out	Total
<i>AM Peak Hour</i>	<i>61</i>	<i>50</i>	<i>111</i>
<i>PM Peak Hour</i>	<i>32</i>	<i>37</i>	<i>69</i>

Note: Based on ITE LUC=534 and 120 students. AM and PM peak hours associated with the generator peak

The incremental increase in trips between the existing 82-student enrollment and 120 students as currently approved would be 34 more trips in the AM peak hour and 24 more trips during the PM peak hour. The incremental trips were assigned to the surrounding street network consistent with the response methodology. The resulting traffic forecasts with 120 students are depicted on Figure 2.

The volume of trips reflected on Figure 2 were then applied to the VDOT turn lane warrants as described more fully in the response. Based on a maximum left turn volume of 29 vehicles per hour (vph) and an opposing volume of 658 vph, a left turn is indicated (see Attachment II.) The storage recommended with 120 students would be

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	In	Out	Total
AM	19	15	34
PM	11	13	24

Figure 2
Future Traffic Forecasts Under Current Pinecrest Approvals

AM PEAK HOUR
PM PEAK HOUR
000/000





less than 50 feet consistent with the results outlined in the response above for 180 students. Although both VDOT and FCDOT concurred that left turn queues at Quiet Cove would not impede mainline operations and therefore an exclusive left turn lane was not needed, FCDOT raised concerns about the pattern of development in the corridor and proximity of other intersections/entrances. As a result, VDOT requested that additional information be provided with regard to the adequacy of stopping sight distances along Annandale Road from just north of Quiet Cove to Medford Drive, as well as intersection sight distance at Medford Drive. Attachment III provides sight distance profiles and triangles at the aforementioned locations.

The volumes of right-turns associated with the 120 student current approval were also reviewed against the VDOT warrants. As summarized in Attachment II, the volume of right turns is such that, similar to the 180-student assessment, a taper is recommended. Upon consideration, VDOT determined that the increased radius associated with Quiet Cove is sufficient to accommodate right-turn movements from Annandale Road. Additionally, given Pinecrest School is located on Quiet Cove, no design waivers would be required of this Applicant for turn lanes on Annandale Road.

Comment 3: **An entrance should be provided on Thornton Street.**

Response: Due to the topography and existing conditions of the site, an entrance to/from Thornton Street is not feasible. See Comment 1 response for additional information.

Resolution: *Information was provided to VDOT regarding the elevation of Thornton Street compared to the elevation of the existing and proposed on-site facilities as detailed more fully in the response to Comment 1. VDOT concurred with the Applicant's assertion that a vehicular connection to Thornton Street would have significant impacts to the site given the existing topography. FCDOT also stated that a vehicular connection to Thornton Street would impact the established neighborhood to the north and therefore a connection at this time is not desirable. VDOT acknowledged the aforementioned.*

Comment 4: **A cul-de-sac should be provided on Thornton Street along the site frontage.**

Response: Thornton Street extends south from Gallows Road then curves east as reflected on the SE Plat. Based on a review of County tax maps, Thornton Street is ultimately intended to extend further east to intersect Travis Parkway. This



extension would also provide access to the County owned parcel to the east of the school. Therefore a cul-de-sac is not needed.

Resolution: *Information was provided to VDOT regarding the elevation of Thornton Street compared to the elevation of the existing and proposed on-site facilities as detailed more fully in the response to Comment 1. VDOT concurred with the Applicant's assertion that construction of a cul-de-sac would have significant impacts to the site given the existing topography. Further, the alignment of existing Thornton Street indicates, in the future, Thornton Street is expected to extend south to Travis Parkway providing a continuous loop road and therefore a cul-de-sac is not needed. Additionally, Thornton Street extends south for a distance just past the last home facilitating the turn-around of VDOT maintenance vehicles.*

Comment 5: **Pedestrian access should be provided to the site from all directions.**

Response: In the interest of student safety, the school does not encourage pedestrian access to/from Thornton Street given the surrounding topography and the lack of complete sidewalks along Thornton Street.

Resolution: *VDOT would prefer to see pedestrian access to/from all adjacent properties. However, VDOT acknowledges the school's security concerns. Therefore, VDOT has requested the Applicant's consultants to confirm whether or not a gate currently exists within the fence line located along the eastern boundary of the site. VDOT also has requested the Applicant commit that at such time as any student living along Thornton Street or Travis Parkway attends the school that access to/from that gate be provided during arrival and dismissal times.*

Attachments: a/s

cc: Kevin Nelson, VDOT
 Robert Pikora, FCDOT
 Michael Lynskey, Fairfax County Department of Planning & Zoning
 Lynne Strobel, Walsh Colucci Lubeley & Walsh, PC
 Nicole McDermott, Pinecrest School
 Theodore D. Britt, Tri-Tek Engineering



ATTACHMENT 1
PEAK HOUR TURNING MOVEMENT COUNTS
ANNANDALE ROAD AND QUIET COVE



Wells + Associates, Inc.

McLean, Virginia

Turning Movement Count - All Vehicles

PROJECT: Pinecrest School	DATE: 12/18/2013	SOUTHBOUND ROAD: Annandale Road - 650
W+A JOB NO: 1111	DAY: Wednesday	NORTHBOUND ROAD: Annandale Road - 650
INTERSECTION: Annandale Rd. & Quiet Cove	WEATHER: clear	WESTBOUND ROAD: Quiet Cove - 8204
LOCATION: Fairfax County,VA	COUNTED BY: Majda	EASTBOUND ROAD: 0
	INPUTED BY: Majda	

Time Period	Southbound Annandale Road - 650					Westbound Quiet Cove - 8204					Northbound Annandale Road - 650					Eastbound 0					North & South	East & West	Total
	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF			
AM 15 Minute Volumes																							
6:00 AM - 6:15 AM	0	29	0	29		0	0	1	1		0	37	0	37		0	0	0	0		66	1	67
6:15 AM - 6:30 AM	0	37	0	37		0	0	0	0		0	73	0	73		0	0	0	0		110	0	110
6:30 AM - 6:45 AM	0	39	0	39		0	0	0	0		0	113	0	113		0	0	0	0		152	0	152
6:45 AM - 7:00 AM	0	29	0	29		0	0	0	0		0	120	0	120		0	0	0	0		149	0	149
7:00 AM - 7:15 AM	0	48	1	49		1	0	0	1		0	129	0	129		0	0	0	0		178	1	179
7:15 AM - 7:30 AM	0	50	0	50		0	0	1	1		2	151	0	153		0	0	0	0		203	1	204
7:30 AM - 7:45 AM	0	60	0	60		1	0	1	2		2	173	0	175		0	0	0	0		235	2	237
7:45 AM - 8:00 AM	0	68	0	68		0	0	0	0		1	187	0	188		0	0	0	0		256	0	256
8:00 AM - 8:15 AM	0	72	3	75		0	0	1	1		2	173	0	175		0	0	0	0		250	1	251
8:15 AM - 8:30 AM	0	90	0	90		0	0	1	1		3	192	0	195		0	0	0	0		285	1	286
8:30 AM - 8:45 AM	0	78	7	85		7	0	4	11		13	154	0	167		0	0	0	0		252	11	263
8:45 AM - 9:00 AM	0	91	11	102		10	0	11	21		12	139	0	151		0	0	0	0		253	21	274
Total	0	691	22	713		19	0	20	39		35	1641	0	1676		0	0	0	0		2389	39	2428
AM One Hour Volumes																							
6:00 AM - 7:00 AM	0	134	0	134	0.86	0	0	1	1	0.25	0	343	0	343	0.71	0	0	0	0	0.00	477	1	478
6:15 AM - 7:15 AM	0	153	1	154	0.79	1	0	0	1	0.25	0	435	0	435	0.84	0	0	0	0	0.00	589	1	590
6:30 AM - 7:30 AM	0	166	1	167	0.84	1	0	1	2	0.50	2	513	0	515	0.84	0	0	0	0	0.00	682	2	684
6:45 AM - 7:45 AM	0	187	1	188	0.78	2	0	2	4	0.50	4	573	0	577	0.82	0	0	0	0	0.00	765	4	769
7:00 AM - 8:00 AM	0	226	1	227	0.83	2	0	2	4	0.50	5	640	0	645	0.86	0	0	0	0	0.00	872	4	876
7:15 AM - 8:15 AM	0	250	3	253	0.84	1	0	3	4	0.50	7	684	0	691	0.92	0	0	0	0	0.00	944	4	948
7:30 AM - 8:30 AM	0	290	3	293	0.81	1	0	3	4	0.50	8	725	0	733	0.94	0	0	0	0	0.00	1026	4	1030
7:45 AM - 8:45 AM	0	308	10	318	0.88	7	0	6	13	0.30	19	706	0	725	0.93	0	0	0	0	0.00	1043	13	1056
8:00 AM - 9:00 AM	0	331	21	352	0.86	17	0	17	34	0.40	30	658	0	688	0.88	0	0	0	0	0.00	1040	34	1074
PM 15 Minute Volumes																							
4:00 PM - 4:15 PM	0	124	3	127		1	0	2	3		1	99	0	100		0	0	0	0		227	3	230
4:15 PM - 4:30 PM	0	134	7	141		1	0	1	2		10	97	0	107		0	0	0	0		248	2	250
4:30 PM - 4:45 PM	0	133	3	136		10	0	10	20		4	123	0	127		0	0	0	0		263	20	283
4:45 PM - 5:00 PM	0	155	2	157		0	0	2	2		0	103	0	103		0	0	0	0		260	2	262
5:00 PM - 5:15 PM	0	154	0	154		0	0	1	1		3	98	0	101		0	0	0	0		255	1	256
5:15 PM - 5:30 PM	0	173	1	174		0	0	2	2		2	108	0	110		0	0	0	0		284	2	286
5:30 PM - 5:45 PM	0	188	1	189		0	0	1	1		2	80	0	82		0	0	0	0		271	1	272
5:45 PM - 6:00 PM	0	173	1	174		2	0	0	2		1	124	0	125		0	0	0	0		299	2	301
6:00 PM - 6:15 PM	0	184	0	184		0	0	2	2		4	119	0	123		0	0	0	0		307	2	309
6:15 PM - 6:30 PM	0	166	1	167		0	0	1	1		3	105	0	108		0	0	0	0		275	1	276
6:30 PM - 6:45 PM	0	169	1	170		2	0	4	6		2	123	0	125		0	0	0	0		295	6	301
6:45 PM - 7:00 PM	0	221	0	221		1	0	1	2		2	94	0	96		0	0	0	0		317	2	319
Total	0	1974	20	1994		17	0	27	44		34	1273	0	1307		0	0	0	0		3301	44	3345
PM One Hour Volumes																							
4:00 PM - 5:00 PM	0	546	15	561	0.89	12	0	15	27	0.34	15	422	0	437	0.86	0	0	0	0	0.00	998	27	1025
4:15 PM - 5:15 PM	0	576	12	588	0.94	11	0	14	25	0.31	17	421	0	438	0.86	0	0	0	0	0.00	1026	25	1051
4:30 PM - 5:30 PM	0	615	6	621	0.89	10	0	15	25	0.31	9	432	0	441	0.87	0	0	0	0	0.00	1062	25	1087
4:45 PM - 5:45 PM	0	670	4	674	0.89	0	0	6	6	0.75	7	389	0	396	0.90	0	0	0	0	0.00	1070	6	1076
5:00 PM - 6:00 PM	0	688	3	691	0.91	2	0	4	6	0.75	8	410	0	418	0.84	0	0	0	0	0.00	1109	6	1115
5:15 PM - 6:15 PM	0	718	3	721	0.95	2	0	5	7	0.88	9	431	0	440	0.88	0	0	0	0	0.00	1161	7	1168
5:30 PM - 6:30 PM	0	711	3	714	0.94	2	0	4	6	0.75	10	428	0	438	0.88	0	0	0	0	0.00	1152	6	1158
5:45 PM - 6:45 PM	0	692	3	695	0.94	4	0	7	11	0.46	10	471	0	481	0.96	0	0	0	0	0.00	1176	11	1187
6:00 PM - 7:00 PM	0	740	2	742	0.84	3	0	8	11	0.46	11	441	0	452	0.90	0	0	0	0	0.00	1194	11	1205



ATTACHMENT II
VDOT TURN LANE WARRANTS
ANNANDALE ROAD AND QUIET COVE



Warrants for Left Turn Storage Lanes on Four-Lane Highways

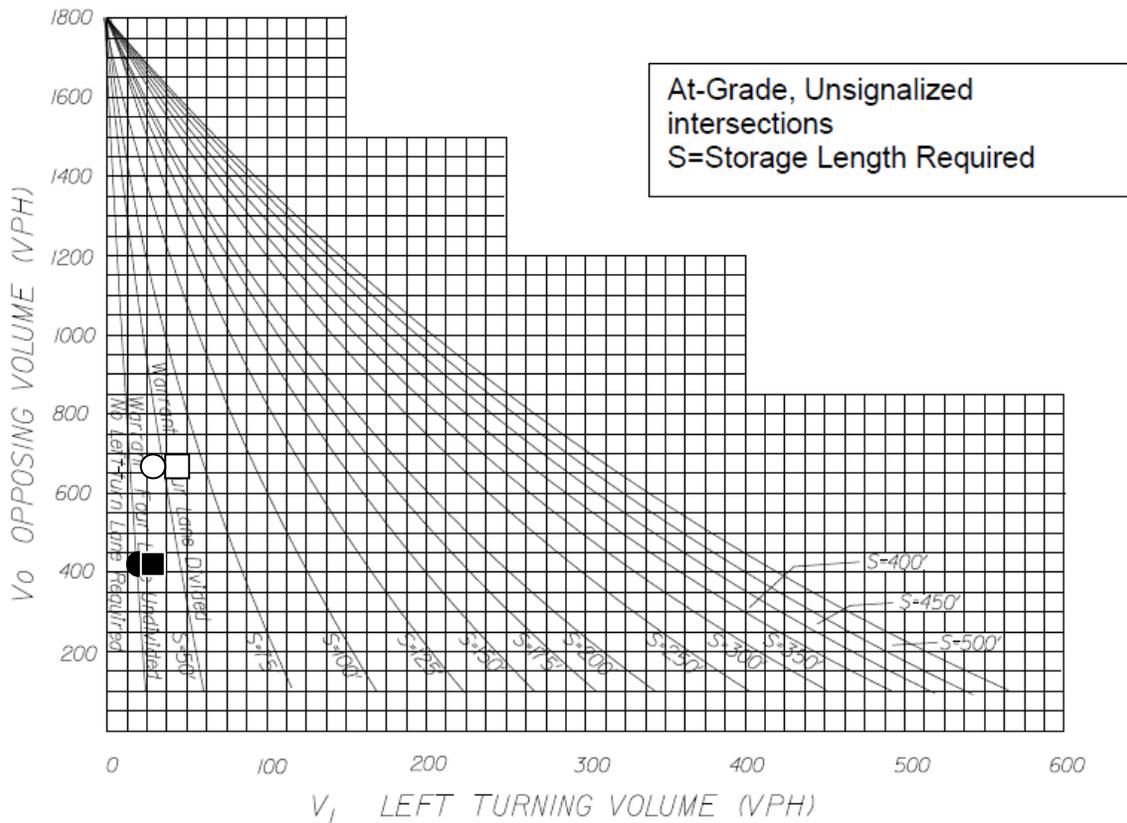
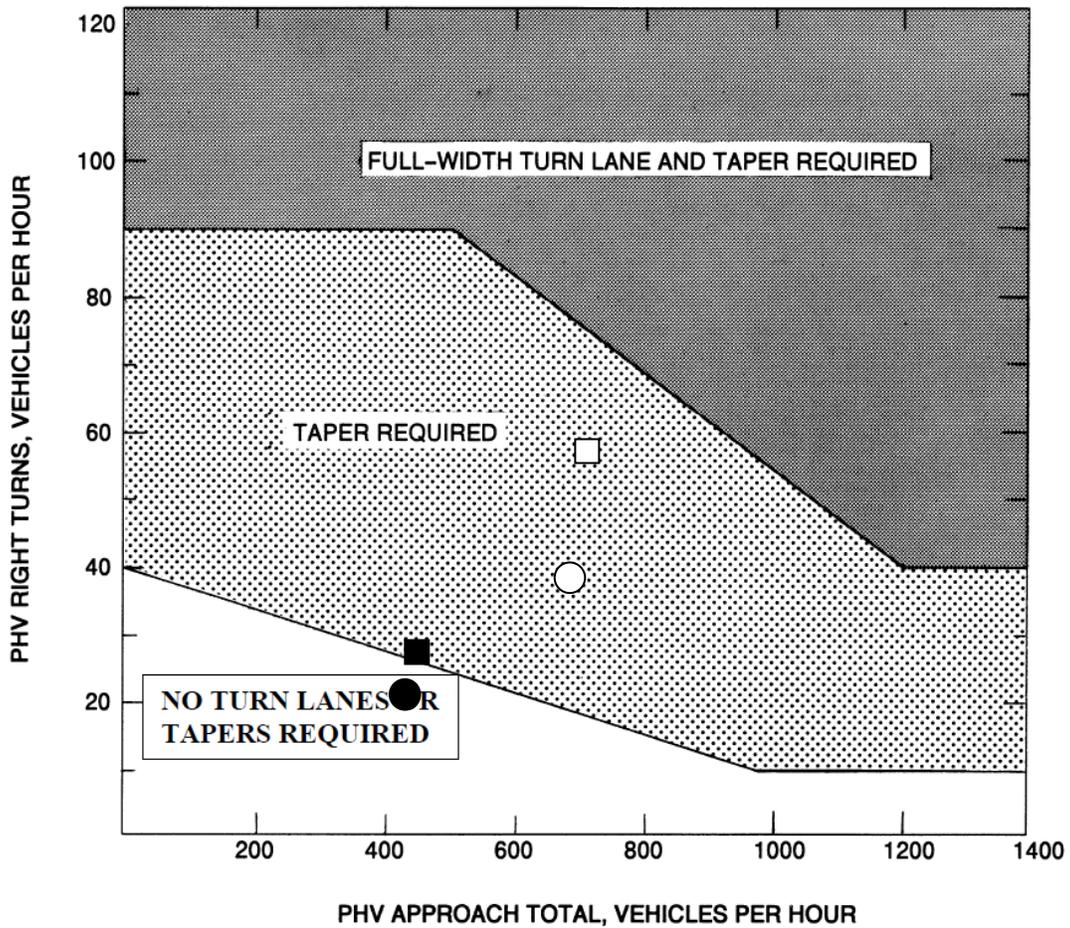


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

	Future Traffic Forecasts at Annandale Road/Quiet Cove			
	With Pinecrest Expansion		With Current Pinecrest Approvals	
	AM	PM	AM	PM
Left Turning Volume	41	29	29	20
Opposing Volume	658	422	658	422
Symbol	□	■	○	●
Storage Length Required	75'	50'	50'	50'

FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)



	Future Traffic Forecasts at Annandale Road/Quiet Cove			
	With Pinecrest Expansion		With Current Pinecrest Approvals	
	AM	PM	AM	PM
Approach Total	716	451	699	443
Right Turns	58	29	41	21
Symbol	□	■	○	●
Type of Treatment Required	Taper Required	Taper Required	Taper Required	No Turn Lanes or Tapers Required



ATTACHMENT III
SIGHT DISTANCE





**TRI-TEK
ENGINEERING**

CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com



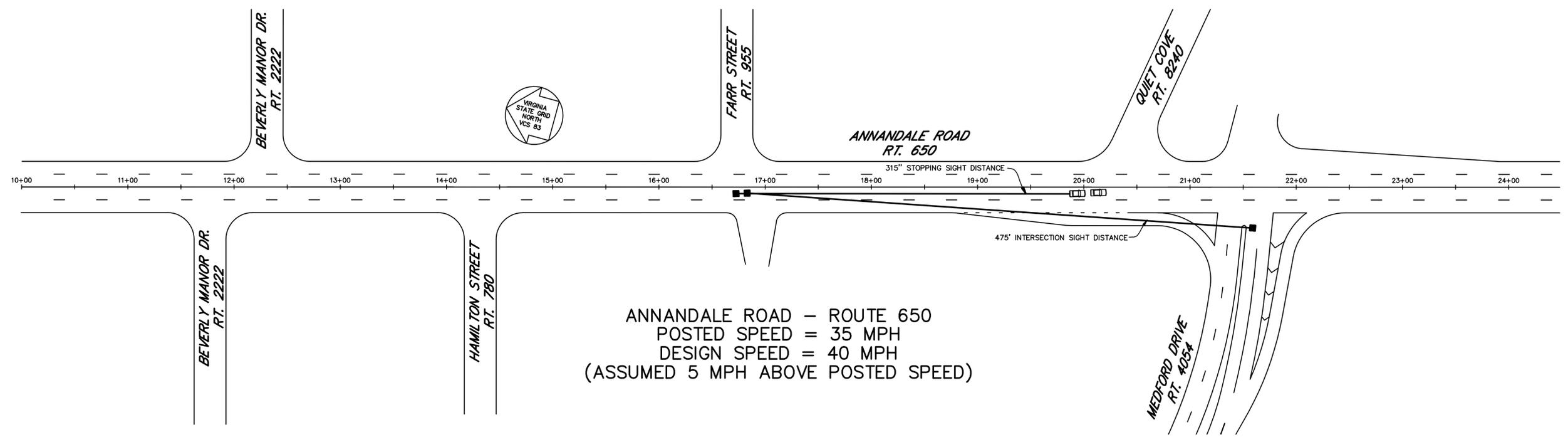
PINECREST SCHOOL, INC.
D.B. 5440, PG. 826

FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

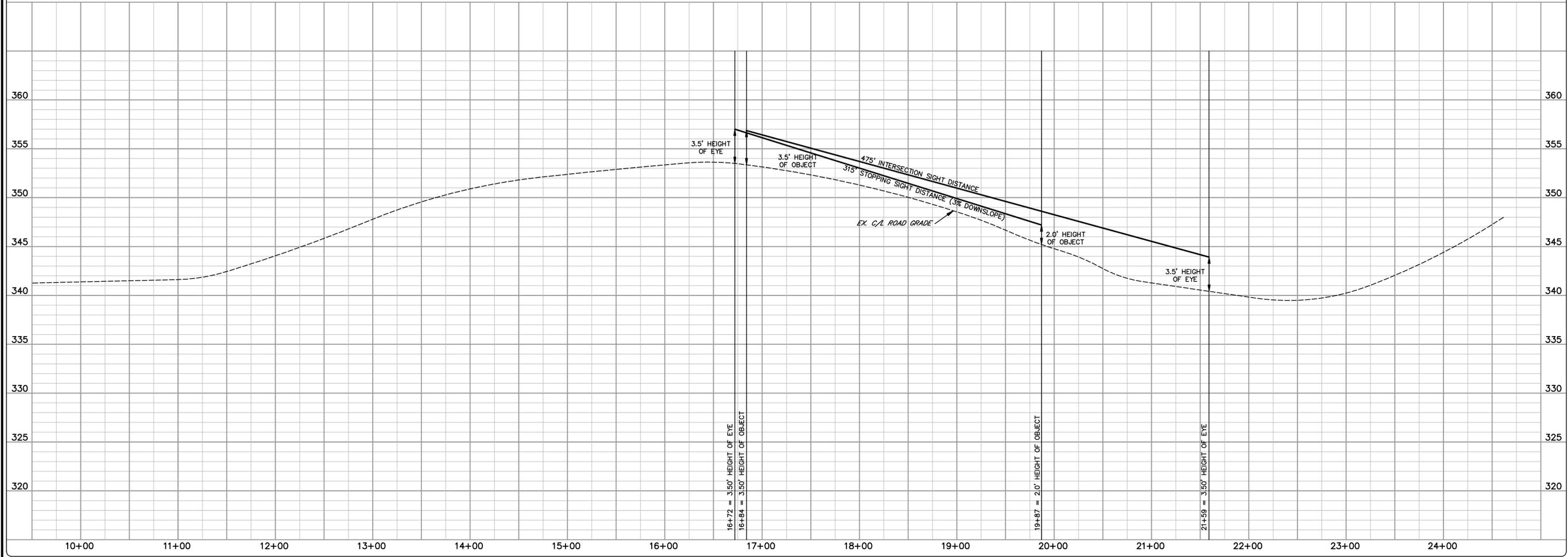
**SIGHT DISTANCE
EXHIBIT
ANNANDALE ROAD**

DATE	REVISION

PM: IDB SCALE: 1"=50'
PE: IDB DATE: 01.08.14
CO: MSO SHEET 1 OF 1



PLAN AND TOPOGRAPHIC
INFORMATION TAKEN
FROM COUNTY MAPPING
AND AERIAL IMAGES.



C:\drawings\F-2701\pds\2701-SIGHTDIST.dwg, 1/10/2014 11:24:16 AM, SCSon, DWG To PDF.pc3, 1, TRI-TEK Engineering, Inc.

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ANNANDALE PLANNING DISTRICT

A1 MASONVILLE COMMUNITY PLANNING SECTOR

CHARACTER

The Masonville Community Planning Sector is located north of Little River Turnpike (Route 236) between Columbia Pike (Route 244) and Hummer Road. This planning sector is characterized primarily by stable single-family residential use. The principal single-family neighborhoods include Broyhill Crest, Columbia Pines and Sleepy Hollow Woods. The northwest portion of the Annandale Community Business Center (CBC) is located within this planning sector.

Higher density residential development is found at the periphery of the Annandale CBC; for example, the Fairmont Gardens apartments and the neighboring Parliaments apartments are developed at approximately 20 dwelling units per acre. These higher density residential uses provide an effective transitional use between commercial and lower density residential uses.

RECOMMENDATIONS

Land Use

The Masonville Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

POLICY PLAN

APPENDIX 3: LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES

In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed to ensure the safety of children.
3. Child care facilities should be located and designed to protect children from excessive

exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.

4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.

5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.

6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated September 24, 2013. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 9 – SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS (*excerpts*)

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

PART 3 9-300 CATEGORY 3 QUASI-PUBLIC USES**9-301 Category 5 Special Exception Uses** (*excerpts*)

10. Child care centers and nursery schools.
11. Private schools of general education.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian

and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

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

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

- A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
- B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

ARTICLE 11 – OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 2 11-200 OFF-STREET LOADING

11-202 General Provisions (*excerpt*)

3. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:

B. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant (...)

ARTICLE 13 – LANDSCAPING AND SCREENING

PART 3 13-300 TRANSITIONAL SCREENING AND BARRIERS

13-305 Transitional Screening and Barrier Waivers and Modifications

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

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.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2014

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

FROM: Angela Kadar Rodeheaver, Chief *MAD for*
Site Analysis Section, Department of Transportation *AKR*

FILE: SE 01-M-036

SUBJECT: SEA 01-M-036-02 Pinecrest School, Inc.
7209 Quiet Cove, Annandale VA 22003
Tax Map: 60-3 ((14)) 2B

This department has reviewed the subject application and Special Exception Amendment Plat dated May 23, 2013 and revised through January 17, 2014, and offers the following comments:

- FCDOT does not recommend an increase in student enrollment from 120 students to 180 students, due to the existing offset intersections of Quiet Cove, Glen Hollow Court, Medford Drive, and Annandale Road. A turn-lane warrant study at this intersection indicated that with the current maximum enrollment of 120 students, both a left turn lane from southbound Annandale to Quiet Cove and a right turn taper from northbound Annandale to Quiet Cove are warranted. The turn lanes cannot be provided without extensive roadway improvements or realignments. The Applicant's request to increase enrollment to 180 students and request for waivers of the left turn lane and right turn taper, would exacerbate the conflicting traffic movements at the Annandale Road/Quiet Cove and Glen Hollow Court and Medford Drive intersections. Without mitigation, FCDOT does not support the increase in enrollment.
- FCDOT does not recommend an increase of school events from 24 to 30 events given the shortage of on-site parking for fully attended events with the current enrollment. Current practice to allow parking in the ingress/egress easement driveway restricts safe emergency vehicle access. Development conditions should be added to address the following:
 - Parking in the ingress/egress easement should be prohibited.
 - The Applicant should secure off-site event parking arrangements through DPWES in conjunction with this SEA application to use when parking capacity is exceeded.

Barbara Berlin, Director
SEA 01-M-036-02 Pinecrest School, Inc.
February 12, 2014
Page 2 of 2

- On-street parking for any school events should be restricted in the surrounding neighborhoods and on adjacent streets of Annandale Road, Quiet Cove, Thornton Street, Thornton Court, Farr Street, Travis Parkway, Medford Drive, Glen Hollow Court, and Mangalore Drive.
- Staff is concerned over the expansion of proposed uses to include community and non-profit group meetings at the site, in addition to the proposed 30 school related events and activities, due to parking limitations.

AKR/RP



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

January 31, 2014

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SEA 2001-M-036-02 Pinecrest School, Inc.
Tax Map # 60-3((14))0002B

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.

I have reviewed the above plan submitted on January 21, 2014, and received on January 27, 2013. Wells and Associates provided us an evaluation of the need for turn lanes along Annandale Road. Based on this information, turn lanes would not be required at the Annandale Road intersection. The following comment is offered and remains as discussed with the applicant:

5. *Pedestrian access should be provided to the site from all possible directions.*
The applicant plans to see what type of pedestrian access exist from the north side of the side.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2001-M-036-02sea2PinecrestSchoolInc1-31-14BB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

September 30, 2013

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SEA 2001-M-036-02 Pinecrest School, Inc.
Tax Map # 60-3((14))0002B

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.

I have reviewed the above plan submitted on September 12, 2013, and received on September 17, 2013. The following comments are offered:

1. The proposed building location negatively impacts the ability to provide access to Thornton Street, where the site has access to a public street.
2. Left and right turn lanes will be needed on Annandale Road to provide safe turning movements for the school access.
3. An entrance should be provided on Thornton Street.
4. A cul-de-sac should be provided on Thornton Street along the site frontage.
5. Pedestrian access should be provided to the site from all possible directions.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2001-M-036-02sea1PinecrestSchoolInc9-30-13BB



County of Fairfax, Virginia

MEMORANDUM

DATE: March 21, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SEA 01-M-036-02
Pinecrest School

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised Special Exception plan dated January 17, 2014. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on pages 7 and 8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- 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. ”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, on pages 19 & 20 state:

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

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

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

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

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

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. This proposal requests development conditions amendments, site modifications and the addition of a child care center for a previously approved nursery school and school of private education. Student enrollment is proposed to increase from 120 to 180 and the age of student is proposed to increase from 6th grade to 8th grade. One of 2 existing buildings will be replaced with this request. A 5,595 square foot building will be replaced with an 8,650 square foot building with a proposed 0.18 floor area ratio (FAR).

Water Quality/Stormwater Management and Adequate Outfall: The two acre subject property is located on the boundary of Accotink Creek watershed and the Cameron Run watershed. The stormwater management narrative for this application indicates that the site is currently 45% impervious surface. One existing structure will be removed and replaced with a larger building, but the exact proposed impervious surface figure has not been provided. The applicant proposes to meet water quality and water quantity control requirements by installing two infiltration trenches on the southern periphery of the site; and the narrative indicates that these proposed facilities will treat the runoff from existing and proposed new impervious surface, as well as meet the requirement of the County's recently adopted Stormwater Ordinance which will be effective on July 1, 2014.

Regarding outfall adequacy the narrative indicates that site runoff drains south and west through existing onsite infiltration facilities and along Quiet Cove. Upon leaving the site, runoff then enters closed conduit systems offsite and ultimately outfalls into tributaries of Accotink Creek. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014. Staff from the DPWES will administer the stormwater management ordinance, effective July 1, 2014. The applicant will be required to comply with the new requirements for this development if the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. This proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. The applicant should, therefore, design the proposed stormwater management system consistent with new stormwater management requirements. A link to the recently adopted ordinance is below.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Tree Preservation/Restoration: The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to augment landscaping above and beyond what is shown on the proposed landscape plan wherever possible on the subject site.

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. Consistent with this policy, the January 17, 2014 proposed development conditions statement for this application includes the provision of a number of green building measures.

COUNTYWIDE TRAILS MAP:

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

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: February 14, 2013

TO: Mike Lynskey; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Amendment #SEA 01-M-036-02, Pinecrest School, SEA Plat dated January 21, 2014, LDS Project #6819-ZONA-001-1, Tax Map #060-3-14-0002B; Accotink Creek and Cameron Run Watershed; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream flooding complaints on file. Detention is mandatory when there are downstream drainage complaints.

Stormwater Detention

Detention requirements must be met if not waived (PFM 6-0301.3). Applicant indicates that detention requirement will be met by onsite detention through infiltration. Soil boring and infiltration test results are provided on the plan and infiltration seems feasible.

A detailed design and detention computation must be provided on the plan.

Water Quality Control

Applicant indicated that 42.29% Phosphorus removal will be provided for the site through infiltration trench. The phosphorus removal provided by existing infiltration trench may not be accounted toward meeting the current requirements.

Mike Lynskey; Staff Coordinator
Special Exception Amendment #SEA 01-M-036-02, Pinecrest School
LDS Project # 6819-ZONA-001-1
Page 2 of 3

In site plan submission, a detail BMP computation must be provided. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

The outfall narrative has been provided but the adequacy of the system is not the part of the analysis. Three cross sections have been shown but no detailed computations are shown. In site plan, the adequacy of outfall shall be shown throughout the extent of review.

Drainage Diversion

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

Stormwater Planning Comments

This case is located in Dogue Creek Watershed. There is a watershed management plan (AC9906) near the subject site. Please visit <http://www.fairfaxcounty.gov/dpwes/watersheds/accotinkcreek.htm> or call 703 324 5500 for more information.

Dam Breach

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

Mike Lynskey; Staff Coordinator
Special Exception Amendment #SEA 01-M-036-02, Pinecrest School
LDS Project # 6819-ZONA-001-1
Page 3 of 3

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

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

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

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: February 3, 2014

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD *NJD*

SUBJECT: Pinecrest School, Inc., SEA 01-M-036-02

The site contains two existing school buildings and a turfgrass yard with scattered landscape trees within this area. A portion of the site contains play equipment with a wood chip groundcover. Both the northern and eastern corners of the property contain some existing forest cover that consists of the following species; black cherry, red maple, tulip poplar, catalapa, pin oak, blackgum, elm, and black locust. Landscape trees present consist primarily of a row of Leyland cypress alternating with American holly and eastern red cedar on the western side of the site. The understory within the northern forested area contains primarily invasive species such as porcelain berry, English ivy, Japanese honeysuckle, green briar, multi-flora rose, and bamboo. The green briar, English ivy, and porcelain berry are growing into the canopies of the trees.

This review is based on the Application for a Special Exception Amendment Plat SEA 01-M-036-02 stamped, "Received Department of Planning and Zoning, January 21, 2014."

1. **Comment:** It appears that a request has been made to modify transitional screening (Type I, 25 foot wide) required for the private school facility adjacent to the single family detached dwellings on the northern and western boundaries of the site, in favor of using the existing vegetation, which is sparse or non-existent in many areas, along with providing supplemental vegetation, which does not completely meet the intent of the transitional screening yards. Tabulations provided are unclear, (west) stating that the width varies, which does not appear to be the case (25 foot width required) and only specifies 8075 square feet of area, which is actually around 8800 square feet of area based on 352 feet in length by 25 feet wide, which does not meet the intent of the 25 foot wide transitional screening yard. In addition, ZO 13-305.3 has been specified as the justification from the Zoning Ordinance, but it remains unclear why this modification is necessary since a site specific narrative has not been provided detailing why planting cannot occur within the full 25 foot width within the northern and western transitional screening yards.

Recommendations: The applicant should revise transitional screening tabulations to provide the full area required for the western transitional screening yard based on the 352 feet by 25 feet.



In addition, provide additional supplemental landscaping (shrubs within the northern and evergreens and shrubs within the western) within the transitional screening yards to meet the intent of the full 25 foot width for the Type I Transitional Screening and landscaping as required in accordance with Zoning Ordinance 13-200, and revise tabulations accordingly.

Lastly, a site specific narrative should be provided for why this modification is necessary and landscaping cannot be provided within the full width of the northern and western transitional screening yards in order to support the justification provided from ZO 13-305.3.

2. **Comment:** Type H barrier trees (category II small deciduous) have been provided along the southern side of the property, but are located underneath the overhead electric lines, which will require a letter of permission from the overhead electric line owner to allow the planting and will not allow any 10-Year Canopy Credit to be afforded to them.

Recommendations: A letter of permission shall be provided by the owner of the overhead electric lines to allow for planting of barrier H beneath them or the width of the planting area increased so they can be provided further out from the overhead electric lines.

In addition, it shall be clarified that all trees being provided for barrier H underneath the electric line shall not be afforded any 10-Year Canopy Credit.

3. **Comment:** The limits of clearing and grading as proposed, appear to be excessive and will remove and/or negatively impact mature trees onsite within the northern transitional screening area of the playground.

Recommendation: The limits of clearing and grading should be re-evaluated and adjusted inward so they are outside as much of the dripline of the large trees within the northern transitional screening area of the playground as possible in order to construct the site. If the limits of clearing and grading cannot be adjusted inward, additional supplemental landscaping shall be added within the open areas where vegetation will be lost.

4. **Comment:** The limits of disturbance shown around the large tulip poplar shown to be preserved within the active recreation play area have increased and are now within the dripline of this tree. In addition, the label pointing to them, points to the location of the limits of disturbance from the last submission and not the ones depicted with this submission.

Recommendation: The limits of disturbance depicted on the eastern side of the large tulip poplar shown to be preserved within the active play area shall be adjusted outward towards the temporary trailers, as shown with the previous submission in order to minimize impacts to the tree so they are consistent with the arrow and label for them.

5. **Comment:** The landscape schedule does not specify the size of shrubs proposed, but does specify a quantity of shrubs to be provided. In addition, a note has been added that states "Credit shall be provided for existing shrubs against the quantity shown to be planted,"

which is unclear since the limits of clearing and grading are proposed all the way to the property line on the southern side of the property.

Recommendations: The landscape schedule should be revised to specify a minimum size shrub of 18-24 inches tall.

In addition, the note specifying "Credit shall be provided for existing shrubs against the quantity shown to be planted," shall be removed since that area is proposed to be cleared to the property line.

6. **Comment:** Table 12.10 shows 4800 square feet of 10-Year Canopy to be provided by non-native trees, which is unclear at this time since species have not been specified.

Recommendation: Table 12.10 should be revised to only specify in line D18 the amount of 10-Year Canopy being provided through tree planting.

7. **Comment:** It is unclear where the 1506 square feet of canopy for the Leyland cypresses being preserved within the transitional screening tabulations for the western transitional screening area exists since the key and symbol for 10-Year Canopy Credit being claimed before the 0.5 multiplier is only 1428 square feet.

Recommendation: The amount of Leyland cypress canopy being claimed prior to the 0.5 multiplier shown within the transitional screening calculations should be revised so it is consistent with the 1428 square feet of canopy depicted within the western transitional screening area.

8. **Comment:** With this submission, one of the three parking lot trees depicted within the island adjacent to the drop off area and used to meet the interior parking lot landscape requirement has been removed, but its symbol has not and it still appears to be used within the tabulations to meet this requirement.

Recommendation: The third tree within the parking lot island adjacent to the drop off area that has been removed with this submission should be added back to the SE Plat using a key and symbol for a large deciduous tree.

9. **Comment:** Given the nature of tree cover on this site, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendations: UFMD feel that the following development condition language is necessary to ensure effective tree preservation:

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

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field with small metal tags so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.”

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

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

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound

compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

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

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

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

Invasive Species Management Plan: "Create and implement an invasive species management program for the Tree Conservation Ordinance to include all areas shown to be preserved, where 10-year canopy is being claimed that contains invasive plant material (PFM 12-0404.2B and 12-0509.3D) and clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc., as reviewed and approved by the UFMD."

Landscaping: “Native and non-invasive species, including perennials and seed mixes, shall be used exclusively for landscape and other plantings on the property. Plant species shall be provided at the time of site plan submission.”

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 184841

cc: DPZ File

Lynskey, Michael

From: Ward, Sandra J.
Sent: Monday, November 04, 2013 10:48 AM
To: Lynskey, Michael
Subject: SEA 01-M-036-02 (Pinecrest School, Inc.)

Mike,

I have reviewed the above named set of plans.

1. Based on width, there can be no parking along the entrance drive. As shown, the entire length will become a fire lane with yellow paint and signs.
2. I do not see any fire hydrants on the site plan. I need to know where the closest one is. There must be one within 300 feet.
3. There is not enough information shown for me to calculate the required fire flow for the proposed structure as per the PFM, section 9-0202.2.

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings. Plans and submittals have been retained by FMO for filing.

Sandra Ward, Engineer III
Fairfax County Fire & Rescue
Fire Prevention – Plans Review
(703) 246 – 4806 : Office
(703) 691-1053 : Fax



County of Fairfax, Virginia

DATE: October 2, 2013

TO: Mike Lynskey, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SEA 01-M-036-02 (Pinecrest School, Inc)

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding child care facilities which are a part of this proposed application.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd



GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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