



County of Fairfax, Virginia

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

June 24, 2015

RECEIVED
Department of Planning & Zoning

AUG 05 2015

Zoning Evaluation Division

John C. McGranahan, Jr., Esquire
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment Application PCA 76-M-007-02

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 23, 2015, approving Proffered Condition Amendment Application PCA 76-M-007-02 in the name of Fairfax County School Board. The Board's action amends the proffers for Rezoning Application RZ 76-M-007 previously approved for office uses to permit an addition to the school (gymnasium), an outdoor play area, bus drop-off and pick-up area, and associated modifications to proffers, site design, and building setbacks in the CRD District, with an overall Floor Area Ratio (FAR) of 0.71. The subject property is located on the S.W. side of Leesburg Pike, approximately 1,200 feet S.E. of its intersection with Arlington Boulevard on approximately 3.41 acres of land zoned C-3, CRD, SC and HC, [Tax Map 51-3 ((1)) 30 and 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, and 11], in the Mason District and is subject to the proffers dated June 10, 2015.

The Board also modified the:

- Front yard setback from 20 feet to 11 feet, pursuant to Par. 1A of Sect. 9-622 of the Zoning Ordinance, in favor of the alternatives as shown on the proposed GDP and as conditioned;
- Transitional screening requirement along a portion of the western property line adjacent to Lot 12A, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, in favor of the alternatives as shown on the proposed GDP and as conditioned

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

June 24, 2015

- Location of the barrier, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, in favor of the location as shown on the proposed GDP and as conditioned

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 23rd day of June 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 76-M-007-02**

WHEREAS, the Fairfax County School Board, filed in the proper form an application to amend the proffers for RZ 76-M-007 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303.A., and

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

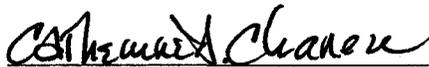
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

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

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

GIVEN under my hand this 23rd day of June 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

FAIRFAX COUNTY SCHOOL BOARD
(BAILEY'S UPPER ELEMENTARY SCHOOL)
PCA 76-M-007-02

PROFFER STATEMENT

MARCH 26, 2015

APRIL 20, 2015

APRIL 30, 2015

MAY 7, 2015

MAY 20, 2015

MAY 21, 2015

JUNE 10, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 76-M-007-02, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcels 51-3-((1))-30, -31; 51-3-((11))-188A; 51-3-((13))-5, -10 and -11 (the "Property"), containing approximately 3.41 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.71.
2. **Substantial Conformity.** The proposed gymnasium, outdoor play area and sport court shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated December 3, 2014, and revised through May 6, 2015, prepared by ADTEK, consisting of ten (10) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.
3. **Phasing.** The proposed gymnasium, outdoor play area, sport court and bus lane and other related site improvements are subject to Minor Site Plan 6494-MSP-002-2-1 (the "Minor Site Plan") which is pending review and approval by the Department of Public Works and Environmental Services ("DPWES"). The Applicant shall submit a separate site plan, minor site plan or public improvement plan (collectively, "Future Site Plan") to DPWES for the proposed pedestrian improvements referenced in Proffer 11 below before the first non-RUP is issued for the Minor Site Plan. The Applicant shall diligently pursue approval of the Future Site Plan after its initial submission.
4. **Gymnasium.** The architecture for the proposed gymnasium shall be in substantial conformance with the elevations shown on Sheet 9 of the GDP.
5. **Landscaping.** A landscaping plan shall be submitted in conjunction with the Minor Site Plan pursuant to Article 13 of the Zoning Ordinance for review and approval by the

Urban Forest Management Division ("UFMD") of DPWES (the "Landscaping Plan"). The Landscaping Plan shall address the following:

- A. Leesburg Pike Streetscape. In addition to the landscaping shown on the GDP, the Applicant shall provide ornamental groupings of shrubs and perennials on the Property within the streetscape area along Leesburg Pike adjacent to the proposed gymnasium.
- B. Native Species Landscaping. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD.
- C. Invasive Species Management Plan. An invasive species management plan shall be submitted as part of the Minor Site Plan detailing how invasive and undesirable vegetation will be removed and managed. The invasive species management plan shall include the following information:
 - The targeted undesirable and invasive plant species to be removed, suppressed and managed.
 - The targeted area of undesirable and invasive plants to be removed, suppressed and managed, which shall be clearly identified on the Landscaping Plan or the Tree Preservation Plan (as defined below).
 - The recommended government and industry methods of management, e.g. hand removal, mechanical equipment and chemical control, with the potential impacts of recommended methods on surrounding trees and vegetation not targeted for removal/suppression/management and how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in a tree save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
 - How targeted species will be disposed.
 - If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the Project Arborist (as defined below).
 - Information regarding timing of treatments (hand removal, mechanical equipment or chemical treatments), when treatments will begin and end during a season and proposed frequency of treatments per season.
 - Potential areas of replanting.
 - Semi-annual monitoring reports provided to UFMD and Site Development and Inspection Division ("SDID") staff.

- That the management program and semi-annual monitoring reports will continue until the earlier to occur of: (i) bond release, (ii) release of the Conservation Deposit, or (iii) when targeted plants appear to be eliminated based on documentation provided by the Project Arborist (as defined below) and an inspection by UFMD staff.

D. Transitional Screening. Transitional screening shall be provided along the northern and western property lines as required by Article 13 of the Zoning Ordinance, with the exception of a minor portion of the Property located along the western property line between the proposed bus lane and the adjacent single family lot identified as Tax Map Parcel 51-3-((13))-12A ("Parcel 12A"). The Applicant shall provide landscaping adjacent to Parcel 12A as shown on the GDP subject to the review and approval of UFMD.

E. Existing Vegetation. Existing trees that are dead and/or diseased and in poor condition shall be removed and replaced with Category II and/or III deciduous and/or evergreens in order to meet the intent of the transitional screening and peripheral parking lot landscape requirements subject to the review and approval of UFMD.

6. Landscape Pre-Inspection Meeting. Prior to installation of plants to meet requirements of the approved Landscaping Plan, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species identified on the approved Landscaping Plan shall be reviewed and approved prior to planting. The installation of plants not specified on the approved Landscaping Plan, and not previously approved by UFMD, may require submission of a revision to the Landscaping Plan or removal and replacement with approved material.

Field location of planting material, when required by the approved Landscaping Plan, shall be reviewed at the pre-installation meeting. The landscape contractor shall stake proposed individual planting locations in consultation with the Applicant prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Applicant and the landscape contractor.

7. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative (the "Tree Preservation Plan") as part of the Minor Site Plan, which shall be prepared by a Certified Arborist or a Registered Consulting Arborist (the "Project 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 on the Property ten (10) feet inside and twenty-five (25) feet outside of the limits of disturbance, 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). All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees located along the Property line, it shall be noted on the Tree Preservation Plan by providing written documentation that the Applicant requested permission from the offsite property owner. The Tree Preservation Plan shall provide for the preservation of those areas shown on the GDP outside of the limits of disturbance and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan shall include all items required by the Public Facilities Manual ("PFM") Sections 12-0507 and 12-0509, as amended or replaced. 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 Tree Preservation Plan.

- A. Tree Preservation Walk-Through. The Applicant shall retain the services of the Project 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 Project Arborist shall walk the limits of clearing and grading with a 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.
- B. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. 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. Three (3) days prior to commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection fencing, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has 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 UFMD.

C. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements. All root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the Minor Site Plan submission. The details of the root pruning shall be reviewed and approved by UFMD, 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 the Project Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

D. Site Monitoring. During any clearing on the Property, a representative of the Applicant shall be present to monitor the clearing and ensure that the activities are conducted in substantial conformance with these Proffers and as approved by UFMD. The Applicant shall retain the Project Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation commitments and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.

8. Stormwater Management and Best Management Practices (BMPs). Stormwater management and BMPs shall be provided as generally depicted on the GDP which include an existing underground detention facility and two (2) proposed Low Impact Development ("LID") facilities such as, but not limited to, a tree box filterra system as may be approved by DPWES. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES.

9. Green Building Design. The Applicant shall incorporate the following green building technology and strategies during the final building design for the gymnasium.

A. The Applicant shall provide an area for separation, collection and storage of glass, paper, metal, plastic and cardboard generated from the students and employees. There shall be a dedicated area on the Property for the storage of such recycled materials.

B. The Applicant shall incorporate, environmentally sustainable attributes into the proposed gymnasium which shall include, but are not necessarily limited to, elements such as high efficiency mechanical systems and LED lighting, lighting

occupancy sensors, hands free/low consumption plumbing fixtures, bottle filling station, low emissivity glazing (windows), and low volatile organic compounds ("VOC") emitting materials.

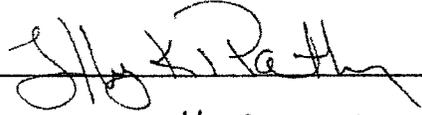
10. **Outdoor Educational Areas.** The Applicant reserves the right to provide outdoor educational areas which may include, but not be limited to, gardens, mulch pads, rain gardens, benches, shade structures, natural surface trails or other similar educational facilities in the areas identified as "possible future outdoor learning area" on the GDP. However, such outdoor educational facilities shall not result in any material adverse impacts to the transitional screening areas shown on the GDP.
11. **Pedestrian Improvements.** The Applicant shall provide standard curb ramps and crosswalks at the two (2) existing entrances to the school from the existing service drive along Leesburg Pike, subject to the approval of the Virginia Department of Transportation ("VDOT"). These improvements shall be the subject of a Future Site Plan. Such Future Site Plan shall be filed before the first non-RUP is issued for the Minor Site Plan. The Applicant shall diligently pursue approval of such Future Site Plan after its initial submission to DPWES. The standard curb ramps and crosswalks shall be constructed within 18 months of approval of such Future Site Plan by DPWES. Notwithstanding the above, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, the pedestrian improvements have been delayed beyond the timeframe specified, the Zoning Administrator may agree to a later date for completion of such improvements.
12. **Future Interparcel Connection and Future Improvements to Leesburg Pike.** At the time of approval of the Future Site Plan, the Applicant shall identify a location in the southeastern portion of the Property generally as shown on the GDP for an interparcel vehicular connection to Tax Map Parcel 51-3-((11))-189A ("Parcel 189A"), and shall record the appropriate easements to permit the future construction of the interparcel connection and public access to the Property.

Minor adjustments to the location of the interparcel connection may be permitted upon agreement of both the Applicant and the owner of Parcel 189A with the approval of Fairfax County Department of Transportation ("FCDOT"), without the need for a Proffered Condition Amendment ("PCA"). The interparcel connection on the Property shall be constructed by the Applicant at the same time as i) the redevelopment of Parcel 189A, or ii) the removal of the service drive along Leesburg Pike, whichever occurs first, and shall include a painted crosswalk to facilitate pedestrian connectivity to the Property.

Prior to the opening of the interparcel connection to traffic, the owner of Tax Map Parcel 51-3-((11))-188B shall be notified. At such time as the interparcel connection has been fully constructed and is operational to provide access to the Property from Route 7, the Applicant shall utilize the interparcel connection for student pickup and drop off. At such time, the northern driveway entrance on the Route 7 service drive shall be restricted to bus and staff use only, and the southern driveway entrance on the service drive shall be closed and a fence or other barrier erected to restrict the use of this access point.

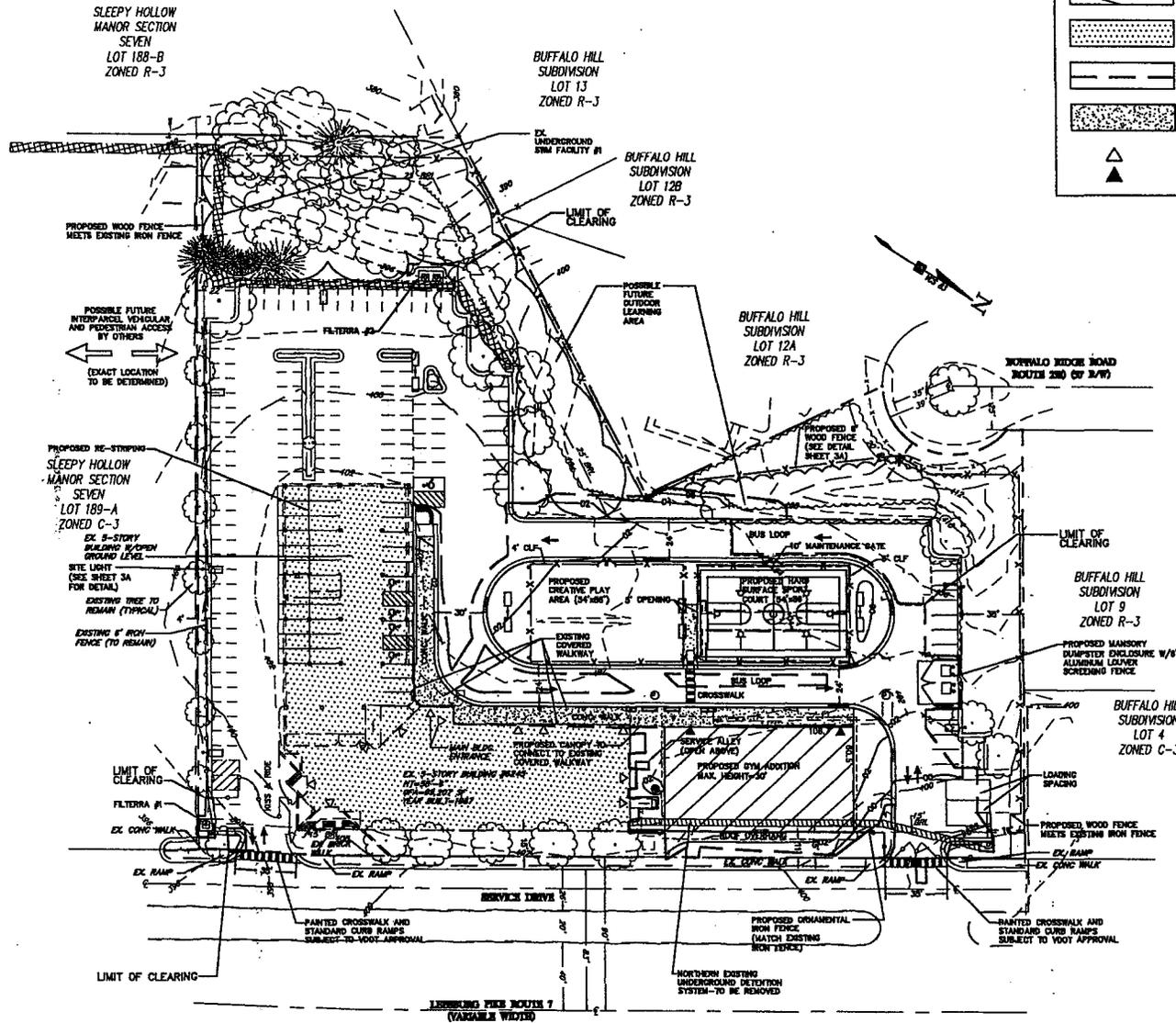
The Applicant shall grant temporary construction easements to Fairfax County and/or VDOT for future improvements to Leesburg Pike as long as such easements do not impact the improvements on the Property.

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcels 51-3-((1))-30, -31;
51-3-((11))-188A; 51-3-((13))-5, -10 and -11

By: 
Name: Jeffrey K. Platenberg
Title: Asst. Superintendent

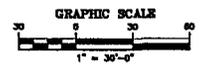


DATE RECORDED
PAGE CONTINUOUS



LEGEND

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



ADTEK
 8600 Flanders Boulevard, Suite 300
 Raleigh, North Carolina 27615
 Phone: 703-891-4040 Fax: 703-891-4056
 www.ADTEKengineering.com

NO.	REVISION	DATE	DESCRIPTION
1	10/27/14	10/27/14	ISSUE
2	11/10/14	11/10/14	
3	11/10/14	11/10/14	
4	11/10/14	11/10/14	
5	11/10/14	11/10/14	
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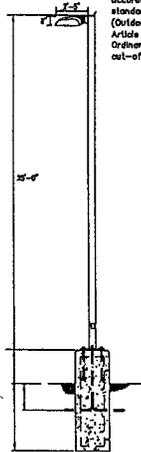
THE SEAL OF THE PROFESSIONAL ENGINEER OF THE STATE OF NORTH CAROLINA IS THE PROPERTY OF THE STATE BOARD OF ENGINEERING. IT IS TO BE KEPT IN THE ORIGINAL PLACE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER.

BAILEY'S UPPER ELEMENTARY SCHOOL
 FOR THE ARTS AND SCIENCES
 1417-1417-00-00
 MASON DISTRICT, FAYETTE COUNTY, VA
 GENERALIZED DEVELOPMENT PLAN

SCALE: 1"=30'
 DATE: 11/27/14
 DRAWN BY: JG/JC
 CHECKED BY: JG/JC
 SHEET NO.: 3
 PROJECT NO.: 14100002

OUTDOOR LIGHTING STATEMENT

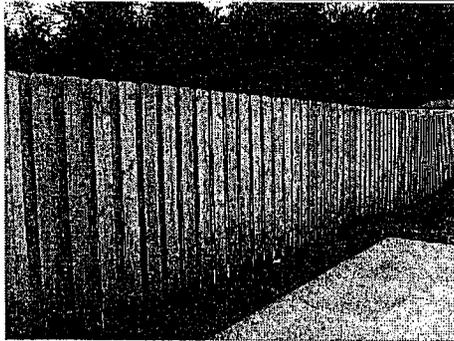
All proposed parking lot/site lighting to be provided in accordance with the performance standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting will be full cut-off luminaires.



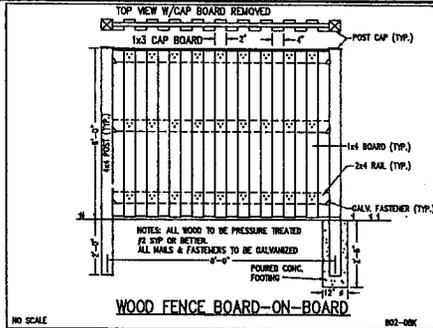
TYPICAL SITE LIGHTING

NOT TO SCALE

CONTRACTOR SHALL TRIM BACK TREE LIMBS THAT OBSTRUCT LIGHTING



WOOD FENCE BOARD-ON-BOARD



NO SCALE

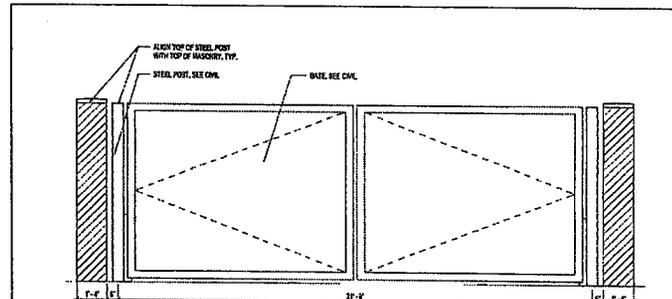
WOOD FENCE BOARD-ON-BOARD

002-08K



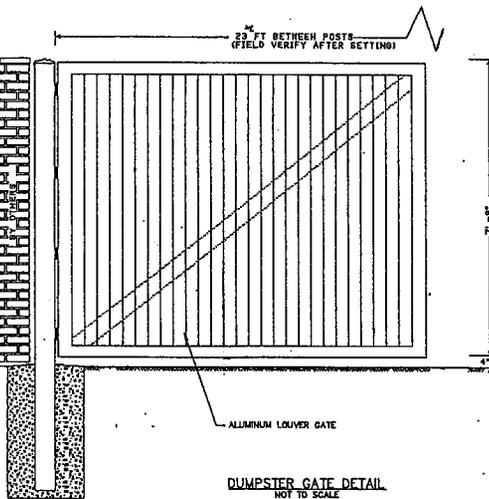
ORNAMENTAL IRON FENCE

NOTE:
THE INFORMATION PRESENTED IN THIS SHEET IS INTENDED TO REFLECT THE GENERAL CHARACTER OF THE PROPOSED SITE DETAILS. FINAL PRODUCT SELECTION MAY VARY BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON. ALL DIMENSIONS LABELED ON ALL DETAILS ARE +/- AND SUBJECT TO CHANGE DUE TO FINAL ENGINEERING.



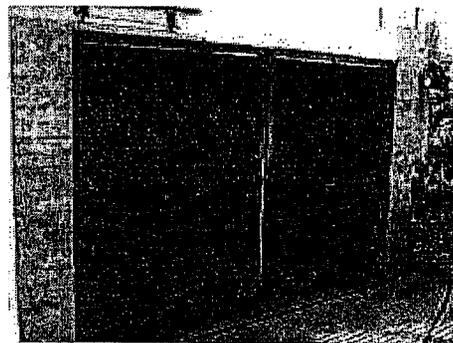
4 DUMPSTER ENCLOSURE ELEVATION - FRONT

SCALE 1/4\"/>

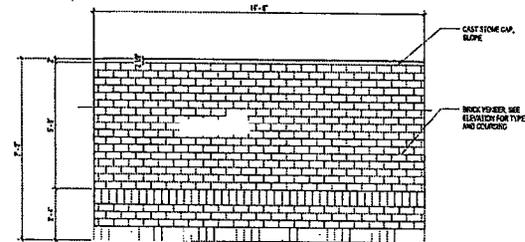


DUMPSTER GATE DETAIL

NOT TO SCALE



ORNAMENTAL METAL GATE DUMPSTER ENCLOSURE



5 DUMPSTER ENCLOSURE ELEVATION, TYP.

SCALE 1/4\"/>

ADTEK
AN IRVING-CLOUD COMPANY
19900 Fairfax Boulevard, Suite 300
Fairfax, Virginia 22030
Phone: 703-691-4050
Fax: 703-691-4058
www.ADTEKengineers.com

REV.	DATE	DESCRIPTION	ISSUE
3	05/05/15	REVISED	
2	04/29/15	REVISED	
1	04/29/15	REVISED	
1	03/26/15	REVISED	
1	02/27/15	REVISED	
1	01/27/15	REVISED	

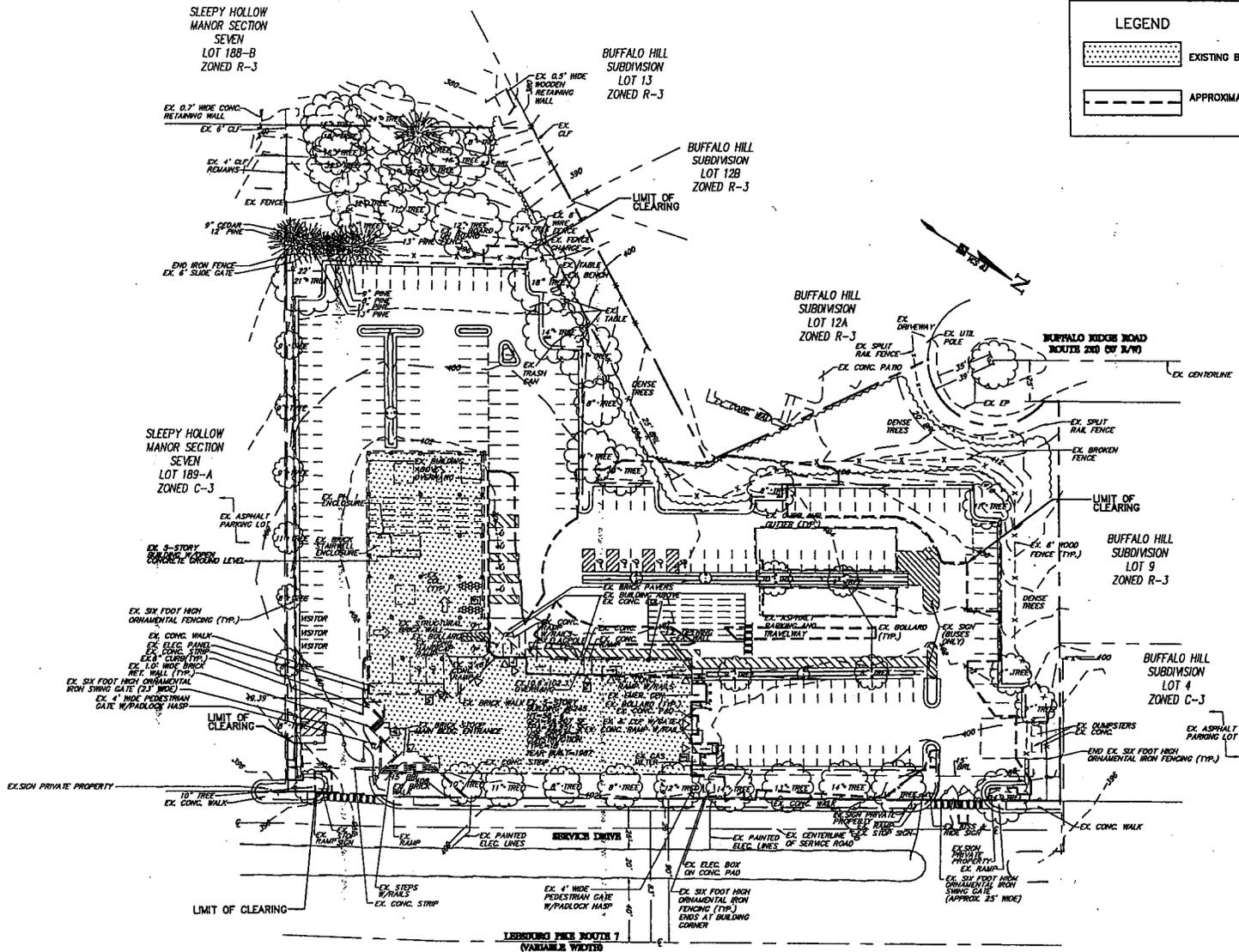


THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN RED. THIS DRAWING ONLY AND NOT FOR ANY OTHER PROJECT. AN ORIGINAL BLOCK SHALL BE PROVIDED TO THE CLIENT.

BAILEY'S UPPER ELEMENTARY SCHOOL FOR THE ARTS AND SCIENCES
PCA 76-76-4-007-02
MASON DISTRICT, FAIRFAX COUNTY, VA

SCALE: 1"=30'	CHECKED: JS	DATE: 12/27/2014	SHEET: 3A
DRAWN: KGC/JC	PROJECT: 14010002	NUMBER:	DATE: 3A

ADTEK ENGINEERS, INC. 19900 FAIRFAX BOULEVARD, SUITE 300, FAIRFAX, VA 22030



LEGEND

[Patterned Box] EXISTING BUILDING

[Dashed Line] APPROXIMATE LIMITS OF CLEARING AND GRADING

ADTEK
 10000 Highway 100, Suite 306
 Raleigh, Virginia 27603
 Phone: 703-881-4400 Fax: 703-881-4656
 www.ADTEKengineering.com

NO.	DATE	DESCRIPTION
1	12/22/11	ISSUE
2	02/27/12	
3	03/27/12	
4	03/27/12	
5	03/27/12	

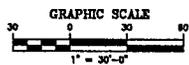


THIS DRAWING HAS BEEN USED FOR THE PROJECT
 OF 10 STAFFORD DRIVE, GREENSBORO, NC 27407
 AND IS NOT VALID FOR ANY OTHER PROJECT

**BAILEY'S UPPER ELEMENTARY SCHOOL
 FOR THE ARTS AND SCIENCES**
 PROJECT NO. 10-0002
 MASON DISTRICT, FALFAK COUNTY, VA
 EXISTING CONDITIONS

DATE: 11/27/11
 DRAWN BY: KJ/AC
 CHECKED BY: J5
 SHEET NO.: 5
 TOTAL SHEETS: 5

EXISTING BUILDING STRUCTURE
 TYPE: 5-STORY BRICK BUILDING
 HEIGHT: 4'-8"
 DATE OF CONSTRUCTION: 1987
 PHAL STATUS: EXISTING ELEMENTARY SCHOOL



SLEEPY HOLLOW
MANOR SECTION
SEVEN
LOT 188-B
ZONED R-3

BUFFALO HILL
SUBDIVISION
LOT 13
ZONED R-3

BUFFALO HILL
SUBDIVISION
LOT 12B
ZONED R-3

BUFFALO HILL
SUBDIVISION
LOT 12A
ZONED R-3

BUFFALO HILL
SUBDIVISION
LOT 9
ZONED R-3

BUFFALO HILL
SUBDIVISION
LOT 4
ZONED C-3

NOTES:

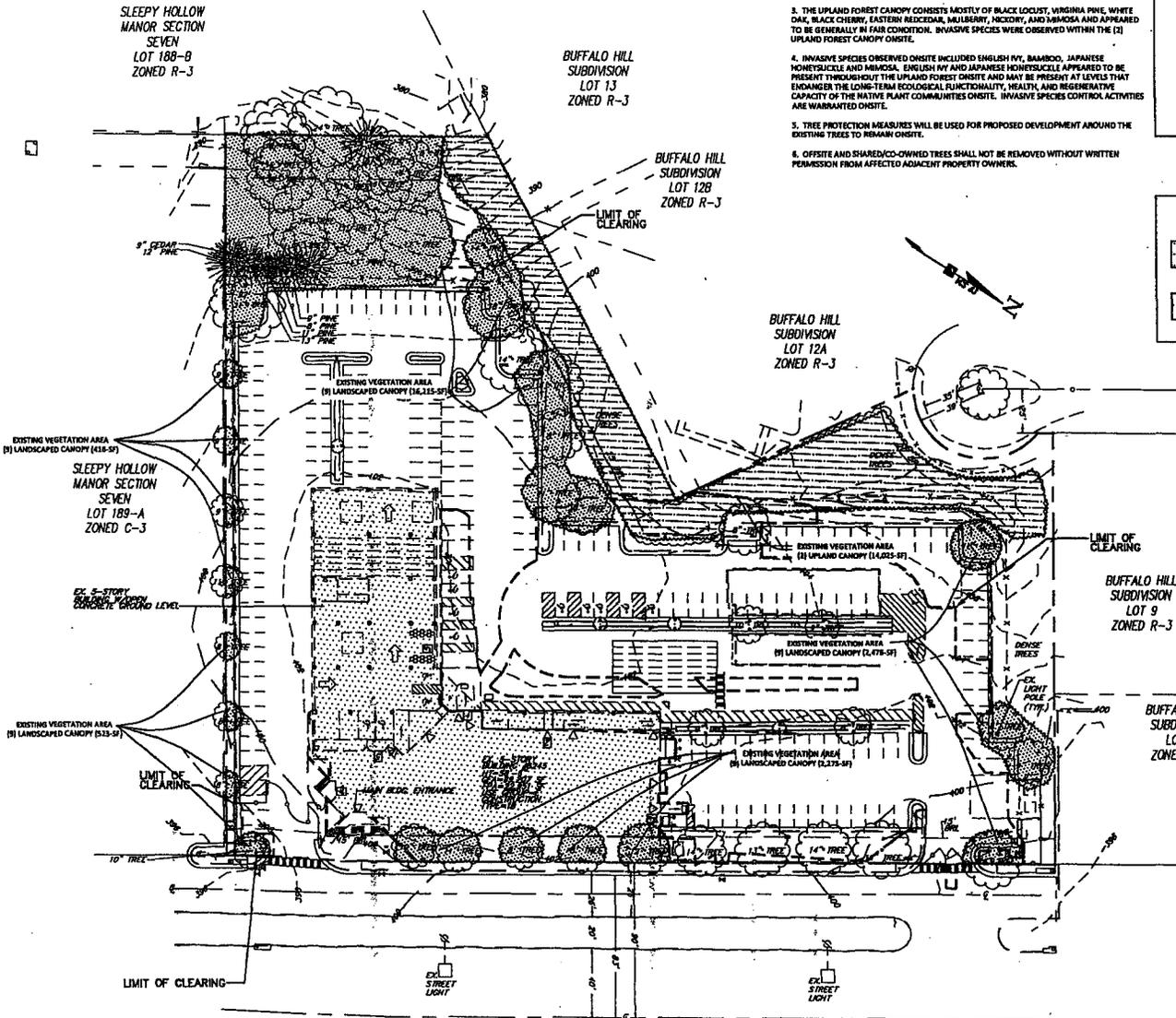
- EXISTING CONDITIONS SURVEY PROVIDED BY ADTEK ENGINEERS, 2014.
- LANDSCAPED TREES OBSERVED ONSITE INCLUDED LINDEN, AMERICAN SYCAMORE, RED MAPLE, AND CHERRY AND APPEARED TO BE GENERALLY IN GOOD/FAIR CONDITION.
- THE UPLAND FOREST CANOPY CONSISTS MOSTLY OF BLACK LOCUST, VIRGINIA PINE, WHITE OAK, BLACK CHERRY, EASTERN REDCEDAR, MULBERRY, HICKORY, AND WAMICA AND APPEARED TO BE GENERALLY IN FAIR CONDITION. INVASIVE SPECIES WERE OBSERVED WITHIN THE (2) UPLAND FOREST CANOPY ONSITE.
- INVASIVE SPECIES OBSERVED ONSITE INCLUDED ENGLISH IVY, BAMBOO, JAPANESE HONEYSUCKLE AND MIMOSA. ENGLISH IVY AND JAPANESE HONEYSUCKLE APPEARED TO BE PRESENT THROUGHOUT THE UPLAND FOREST ONSITE AND MAY BE PRESENT AT LEVELS THAT ENDANGER THE LONG-TERM ECOLOGICAL FUNCTIONALITY, HEALTH, AND REGENERATIVE CAPACITY OF THE NATIVE PLANT COMMUNITIES ONSITE. INVASIVE SPECIES CONTROL ACTIVITIES ARE WARRANTED ONSITE.
- TREE PROTECTION MEASURES WILL BE USED FOR PROPOSED DEVELOPMENT AROUND THE EXISTING TREES TO REMAIN ONSITE.
- OFFSITE AND SHARED/CO-OWNED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

LEGEND

- TREELINE
- EXISTING (COVER TYPE 9) LANDSCAPED TREE CANOPY (21,907-SF)
- EXISTING (COVER TYPE 2) UPLAND CANOPY (14,025-SF) EARLY SUCCESSIONAL FOREST

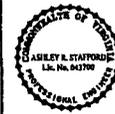
LEGEND

- EXISTING BUILDING
- APPROXIMATE LIMITS OF CLEARING AND GRADING



ADTEK
2808 Fritchfield Blvd., Suite 300
Fairfax, Virginia 22030
Phone: 703-981-4040 Fax: 703-981-4058
www.adtek-engineers.com

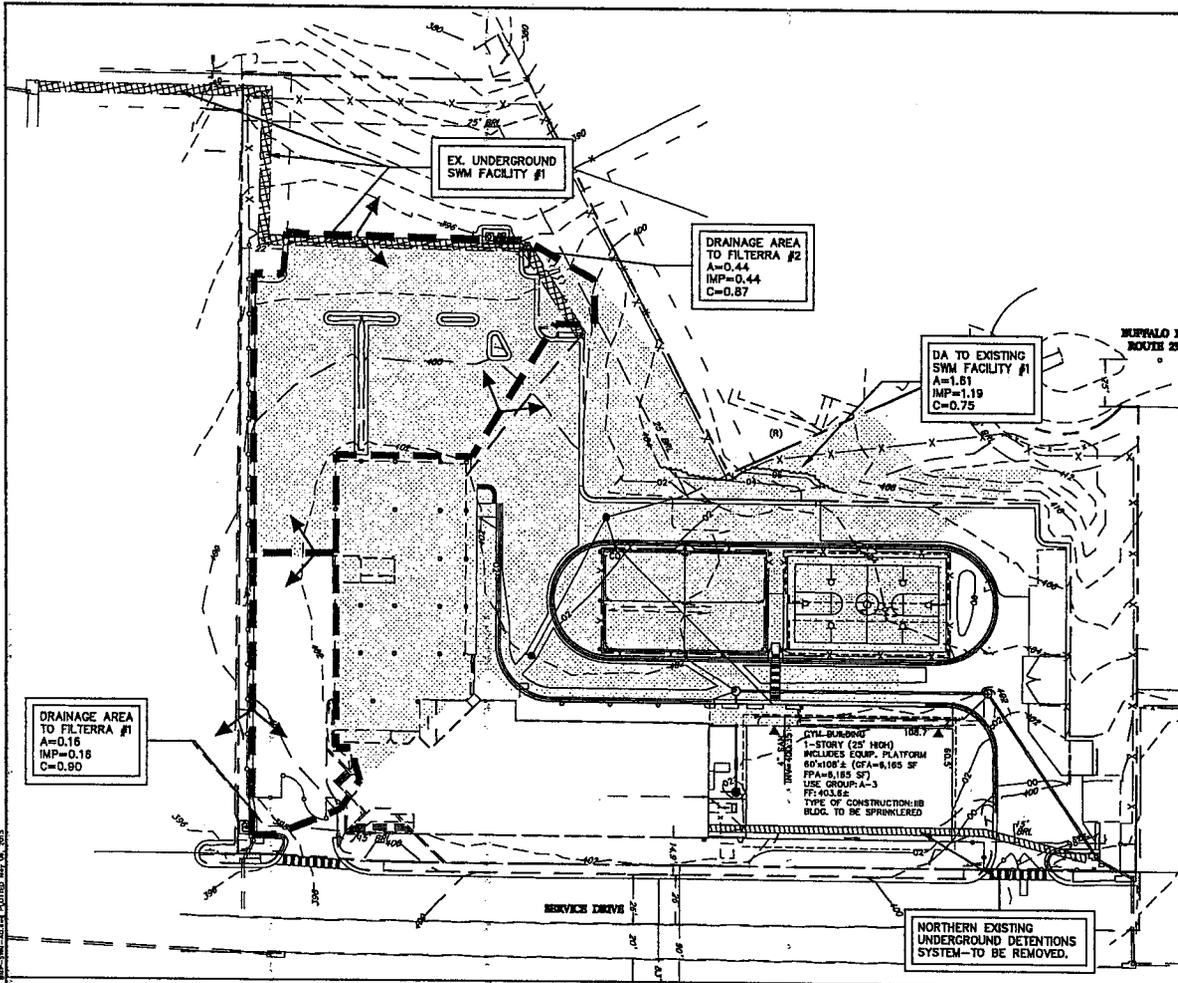
NO.	DATE	REVISION	BY	CHKD.
1	02/14/14	ISSUE		
2	02/14/14	REVISED		
3	02/14/14	REVISED		
4	02/14/14	REVISED		
5	02/14/14	REVISED		
6	02/14/14	REVISED		
7	02/14/14	REVISED		
8	02/14/14	REVISED		
9	02/14/14	REVISED		
10	02/14/14	REVISED		



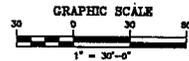
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**BAILEY'S UPPER ELEMENTARY SCHOOL
FOR THE ARTS AND SCIENCES**
PCA 76-K-007-02
MANOR DISTRICT, FALMOUTH COUNTY, VA
EXISTING VEGETATION MAP
DATE: 12/2/2014
SHEET 6 OF 6
DRAWING NUMBER: 14010002
SCALE: AS SHOWN

William M. Barone
Certified A Professional
Landscape Architect
Landscape License # 6334-17324



SWM/BMP AREA MAP
SCALE: 1"=30'



BMP NARRATIVE:
THIS SCHOOL SITE IS COMPRISED OF GRASS, ASPHALT PARKING LOT, CONCRETE SIDEWALKS, EXISTING BUILDING, STAIRWELL BUILDING, MATCH PLAYGROUND AND POROUS CONCRETE PLAY AREAS. PREVIOUSLY APPROVED SITE PLAN 8484-SF-001-9 (COMPLETED JUNE 20, 1991) CONSTRUCTED NO WATER QUALITY (WQ) FACILITIES FOR THIS SITE. THIS PLAN IS GRANTED UNDER TECHNICAL CRITERIA #3 PER THE APPROVED DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) 2008 CONSTRUCTION GENERAL PERMIT PHASED APPROVED ON 2008. THERE IS LESS THAN A 20 PERCENT INCREASE IN IMPERVIOUS AREA AND THEREFORE QUALIFIES FOR THE REDEVELOPMENT CRITERIA IN PPM SECTION 0601.26. WATER QUALITY FOR THIS SITE WILL BE PROVIDED BY TWO FILTERTERRAS (PRE-MANUFACTURED CONCRETE ENCLOSED BIKERETENTION FILTERS) SEE COMPUTATIONS BELOW.

BMP Facility Design Calculations

Occasion Method: 3 Year Rainy Season
 Plan Index: 1451.0002
 Project Number: 7012814
 Date: J. Gordon

1. Water Quality Hazards

The pre-development impervious area is 2.20 acres (140,138 square feet) and the post-development impervious area is 2.27 acres (145,100 square feet). The allowable increase in impervious area for redevelopment is 103,183 square feet (2.37 acres) which is more than the actual increase in impervious area that equals 10,962 square feet and therefore the redevelopment criteria set forth in PPM Section 0601.26. Phosphorus removal will be achieved through on-site filtration.

2. Watershed Information

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

Subarea Designation and Description	"C" Factor	Acres
From #1	0.80	1.18
From #2	0.80	0.44
Catchment	0.80	2.21

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

(A) Area of the site: (A) 2.47 acres

Subarea Designation	"C" Factor	Acres	Product
From #1	0.80	1.18	0.94
From #2	0.80	0.44	0.35
Catchment	0.80	2.21	1.77
Weighted average "C" factor		(B) 0.79	(C) 0.79

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Removal Rate (%)	Area (Ac)	"C" Factor	Product	
From #1	Filtration	85	1.18	0.80	0.79	
From #2	Filtration	85	0.44	0.80	0.35	
					Total =	12.40%

Part 4: Determine Compliance with Phosphorus Requirement

(A) Select Requirement: (a) 8.70%

Watershed/County District (Occapan Valley)	Requirement (%)	County
Watershed/County District (Occapan Valley)	60%	Prince William County
Watershed/County District (Occapan Valley)	40%	Prince William County
Watershed/County District (Occapan Valley)	50%	Prince William County
Watershed/County District (Occapan Valley)	2.3%	Prince William County
Watershed/County District (Occapan Valley)	2.7%	Prince William County
(B) Site (b)	12.40%	12.40%

Phosphorus removal requirement is satisfied.

NOTE:
THE INFORMATION SHOWN ON THIS COP IS CONSIDERED THE MOST RECENT PLAN FOR THE PROJECT. ANY CHANGES TO THE PLAN WILL BE INDICATED BY A REVISION NUMBER. ANY CHANGES TO THE PLAN WILL BE INDICATED BY A REVISION NUMBER. ANY CHANGES TO THE PLAN WILL BE INDICATED BY A REVISION NUMBER.

NOTE: PHOSPHORUS REMOVAL COMPUTATIONS SUBJECT TO CHANGE WITH FINAL SITE PLAN SUBMISSION.



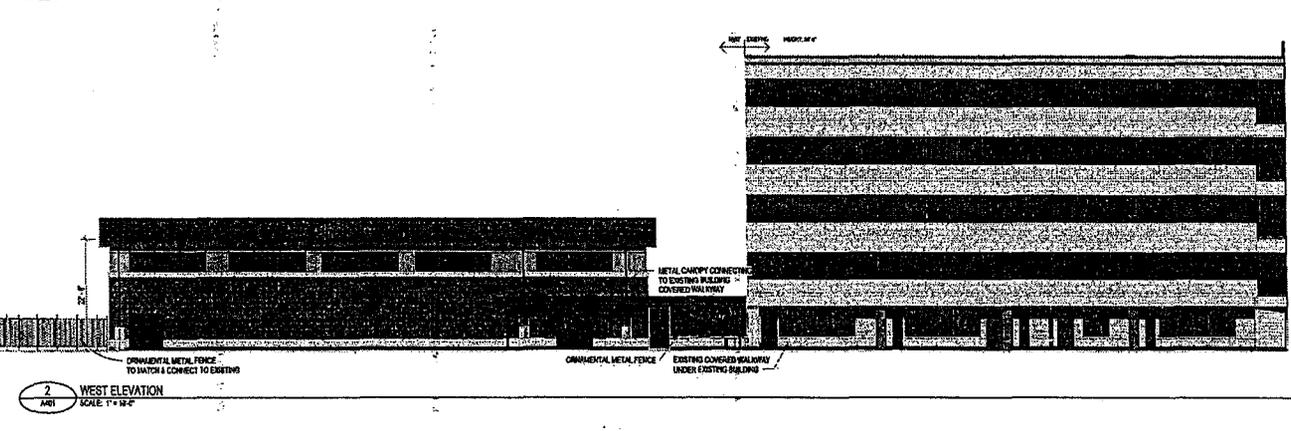
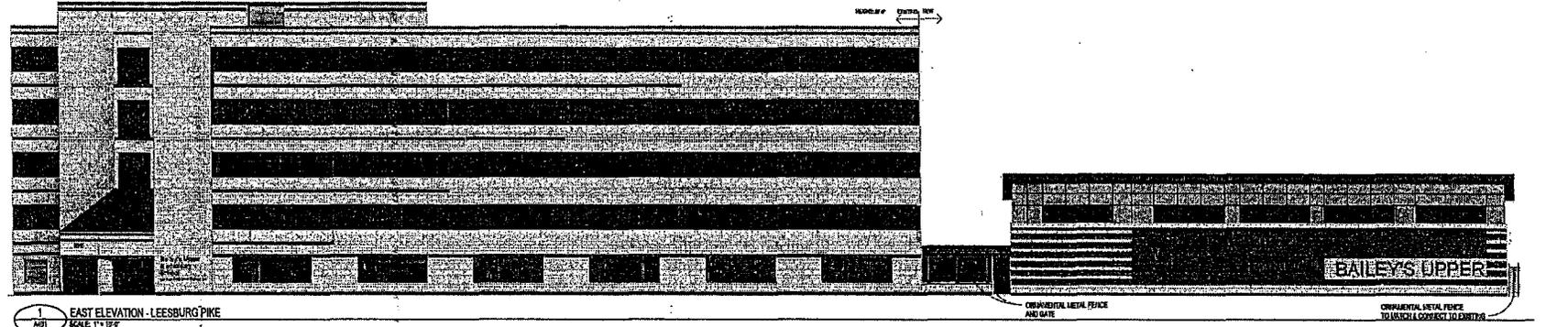
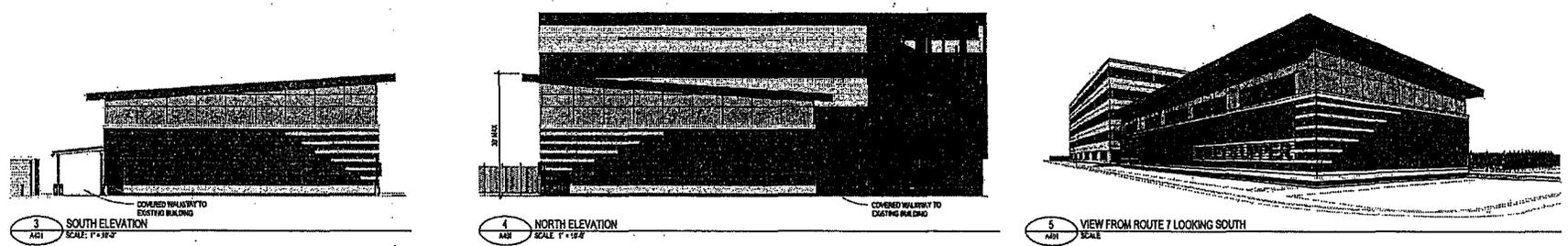
NO.	DATE	DESCRIPTION	ISSUE
1	12/27/04	ISSUED FOR PERMITS	
2	12/27/04	REVISIONS	
3	12/27/04	REVISIONS	
4	12/27/04	REVISIONS	
5	12/27/04	REVISIONS	
6	12/27/04	REVISIONS	
7	12/27/04	REVISIONS	

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BAILEY'S UPPER ELEMENTARY SCHOOL FOR THE ARTS AND SCIENCES
 P.O. BOX 100-007-02
 MASON DISTRICT, FAIRFAX COUNTY, VA

ADTEK ENGINEERS, INC.
 8890 Flanders Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-581-4000
 Fax: 703-691-4008
 www.adtek-engineers.com

PROJECT INFORMATION
 PROJECT NO: 1451.0002
 SHEET NO: 7
 DATE: 12/27/04
 DRAWN BY: JG/C
 CHECKED BY: JG/C
 IN CHARGE: JG/C



MATERIALS LEGEND

- BRICK TYPE 1
- BRICK TYPE 2
- METAL PANEL 1

1. CONTINUOUS BRICK VENEER SOLIDER COURSE
2. CONTINUOUS BRICK VENEER SOLIDER COURSE
3. METAL PANEL WITH 1/2" REVEAL
4. ALUMINUM STONEFRONT WINDOW
5. PRE-FINISHED ROOF, GUTTER, FASCIA & SOFFIT PROVIDED BY METAL BUILDING MANUFACTURER
6. STEEL SCREEN WALL & GATE
7. RAIN BARREL BY OTHERS WITH OVERFLOW VALVE
8. ASSE CANOPY & STRUCTURE: ROOF PROVIDED BY METAL BUILDING MANUFACTURER TO MATCH MAIN BUILDING ROOF
9. PRE-FINISHED METAL DOWNSPOUT; SEE PLUMBING FOR ROOF CONNECTION AND CARE FOR CONNECTION TO STORMWATER
10. MASONRY COLUMN BASE
11. PRECAST CONCRETE CAP
12. SNOW GUARD

NOTE: THE ELEVATIONS AND MATERIALS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED BUILDING. THE BUILDING ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

NO.	DATE	ISSUE
1	12/22/14	ISSUE FOR PERMITS
2	03/27/15	REVISED
3	04/27/15	REVISED
4	06/24/15	REVISED
5	06/24/15	REVISED
6	06/24/15	REVISED



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BAILEY'S UPPER ELEMENTARY SCHOOL FOR THE ARTS AND SCIENCES
 P.C.A. 78-M-007-02
 MASON DISTRICT, FAIRFAX COUNTY, VA
 -GYM BUILDING ELEVATIONS-

DATE: 12/23/2014
 SHEET: 9
 DRAWING NUMBER: 1401002
 NUMBER: 9

SCALE: NOT TO SCALE
 DRAWN: RGT/AC
 CHECKED: [blank]
 IN CHARGE: [blank]

BUILDING ELEVATIONS
 BAILEY'S UPPER ELEMENTARY SCHOOL: PHASE 2
 434 LEE HIGHWAY
 FAIRFAX COUNTY, VA 22033



ELEVATIONS PREPARED BY COOPER CARRY. NOT TO SCALE

ADTEK ENGINEERS, INC. 2015

RECEIVED
Department of Planning & Zoning
DEC 23 2014
Zoning Evaluation Division

**METES AND BOUNDS DESCRIPTION
OF THE
PROPERTY OF THE FAIRFAX
COUNTY SCHOOL BOARD
DEED BOOK 23507 PAGE 532
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a an iron pipe found on the western right of way line of Leesburg Pike, Route 7, (variable width) and at the northern most corner to Lot 189-A, Section 7, Sleepy Hollow Manor. Thence departing said Leesburg Pike and running with the northern most property line of said Lot 189-A the following courses and distances:

S 58° 24' 00" W 377.32' to an iron pipe found;
S 58° 46' 38" W 37.06' to a point on the

eastern property line of Lot 188-B, Section 7, Sleepy Hollow Manor thence N 31° 13' 22" W 151.13 departing said Lot 189-A and running with said Lot 188-B to a point on the eastern most property line of Lot 13, Buffalo Hill Subdivision. Thence departing said Lot 188-B and running with said Lot 13, Lot 12B, Buffalo Hill Subdivision and Lot 12A, Buffalo Hill Subdivision the following courses and distances:

N 31° 04' 00" E 233.63' to an iron pipe found;
N 56° 49' 00" W 150.49' to an iron pipe found on the

eastern right of way line to Buffalo Ridge Road, (50' right of way) (40' from centerline); thence departing said Lot 12A and running with said Buffalo Ridge Road right of way the following courses and distances:

along the arc of a circle 40.00' in radius curving
to the left and arc distance of 98.64', the chord
of said arc running N 12° 21' 29" W 75.48' to a point
N 31° 42' 30" W 8.78' to an iron pipe found at the

southern most corner to Lot 9, Buffalo Hill Subdivision; thence N 58° 17' 30" E 247.60' departing said Buffalo Ridge Road and running with the southern most property lines of said Lot 9 and Lot 4, Buffalo Hill Subdivision to a point on the western right of way of said Leesburg Pike; thence departing said Lot 4 and running with said Leesburg Pike the following courses and distances:

S 31° 42' 30" E 382.10' to a point;
along the arc of a circle 641.52' in radius curving
to the right an arc distance of 46.64', the chord
of said arc running S 29° 37' 41" E 46.63' to a point;
along the arc of a circle 644.53' in radius curving
to the left an arc distance of 46.64', the chord
of said arc running S 29° 31' 23" E 46.63' to

the point of beginning and containing 148,578 square feet or 3.4108 acres of land.