



APPLICATION ACCEPTED: August 28, 2015
PLANNING COMMISSION: March 16, 2016
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

March 2, 2016

STAFF REPORT

APPLICATION PCA 89-D-007

DRANESVILLE DISTRICT



APPLICANT: Fairfax County School Board

ZONING: R-3

PARCEL: 29-1 ((1)) 6A

ACREAGE: 40.67 acres

PLAN MAP: Public Facilities, Governmental, and Institutional

PROPOSAL: Amend the adopted proffers to permit several building additions and site improvements as part of the renovation efforts of Herndon High School.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 89-D-007, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends the transitional screening requirements along all property boundaries be modified in favor of that shown on the GDP.

Staff recommends that the barrier requirements along the northern, eastern, and western boundaries be modified in favor of the fencing shown on the GDP and that the barrier requirement along the southern boundary be waived.

Bob Katai

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



It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.

N:\BKATA\Herndon High School PCA 89-D-007\00 - Consolidated Staff Report 030216



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 89-D-007



Applicant:

FAIRFAX COUNTY SCHOOL BOARD

Accepted:

08/18/2015

Proposed:

AMEND PREVIOUSLY APPROVED RZ 89-D-007 FOR INCREASE IN GFA TO PERMIT SITE MODIFICATIONS AND BUILDING ADDITION

Area:

40.66 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:

Located:

NORTH SIDE OF BENNETT STREET AND EAST SIDE OF DRANESVILLE ROAD

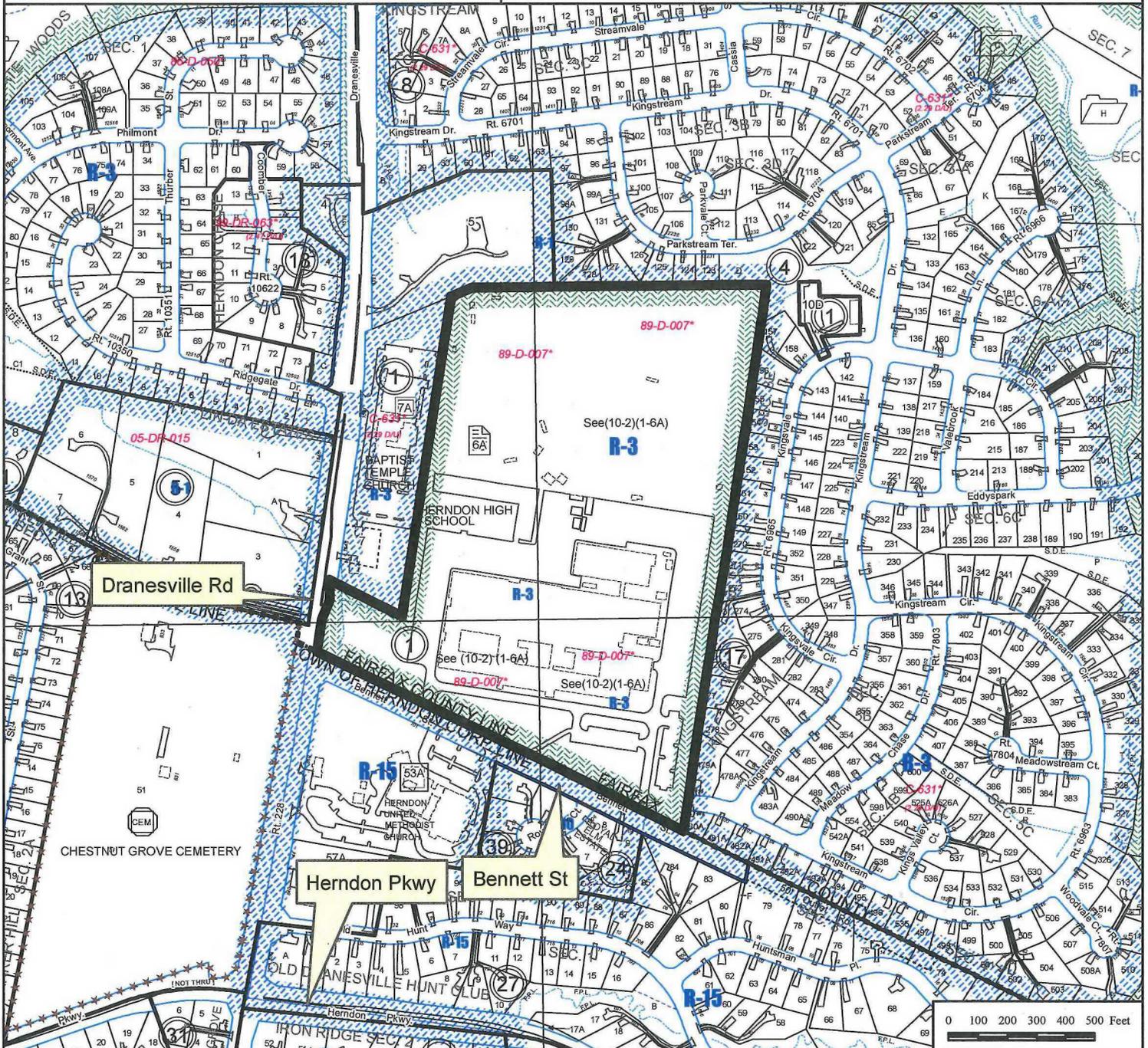
Zoning:

R-3

Overlay Dist:

Map Ref Num:

010-2- /01/ /0006A



HERNDON HIGH SCHOOL

GENERALIZED DEVELOPMENT PLAN

PCA 89-D-007

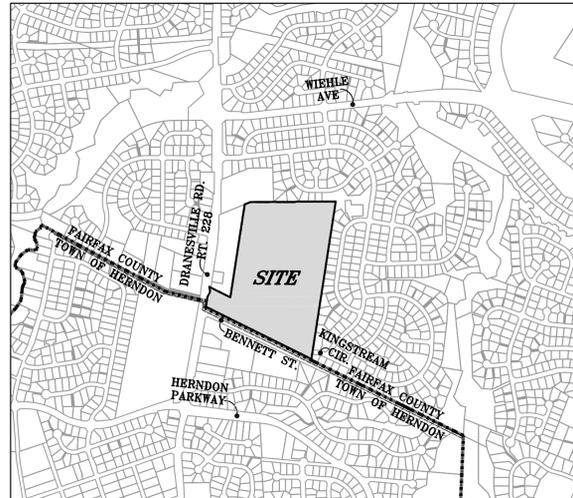
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JULY 22, 2015

REVISED AUGUST 11, 2015

REVISED NOVEMBER 13, 2015

REVISED DECEMBER 21, 2015



VICINITY MAP
SCALE: 1" = 1,000'

APPLICANT

FAIRFAX COUNTY SCHOOL BOARD
8115 Gatehouse Road
Suite 5400
Fall Church, VA 22042
Telephone (571) 423-1075

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone (703) 449-8100
Fax (703) 449-8108

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	COMPOSITE PLAN AND GENERAL NOTES AND COMMENTS
3	GENERALIZED DEVELOPMENT PLAN
4	GENERALIZED DEVELOPMENT PLAN
5	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	TREE PRESERVATION PLAN
10	TREE PRESERVATION PLAN
11	TREE PRESERVATION INVENTORY & ANALYSIS
12	TREE PRESERVATION INVENTORY & ANALYSIS
13	TREE PRESERVATION NARRATIVE AND DETAILS
14	BMP MAP AND COMPUTATION
15	STORMWATER MANAGEMENT CALCULATIONS
16	STORMWATER ROUTINGS
17	ADEQUATE OUTFALL ANALYSIS
18	ADEQUATE OUTFALL ANALYSIS

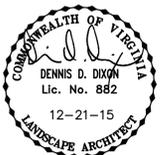
ATTORNEY/AGENT

HUNTON & WILLIAMS LLP
1751 Pinnacle Drive
Suite 1700
McLean, VA 22102
Telephone (703) 714-7400
Fax (703) 714-7410

ARCHITECT

HUGHES GROUP ARCHITECTS, INC.
22630 Davis Drive
Suite 175
Sterling, VA 20164
Telephone (703) 437-6600
Fax (703) 834-1752

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcconsultants.com



GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #10-2 ((1)) PARCEL 6A AND IS ZONED R-3.
- THE FAIRFAX COUNTY SCHOOL BOARD PROPOSES AN EXPANSION TO HERNDON HIGH SCHOOL. A SITE PLAN (25351-SP-001) IS BEING SUBMITTED CONCURRENTLY TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES FOR REVIEW. A REZONING APPLICATION (RZ 89-D-007) WAS APPROVED FOR THE SCHOOL BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 26, 1989. THIS REZONING PERMITTED FUTURE EXPANSION OF THE SCHOOL UP TO A MAXIMUM GROSS FLOOR AREA (GFA) OF 382,425 SQUARE FEET AND A FLOOR AREA RATIO (FAR) UP TO 0.21. THE PURPOSE OF THE PROFFERED CONDITION AMENDMENT APPLICATION IS TO PERMIT AN ADDITIONAL 48,575 SQUARE FEET ± FOR THE PROPOSED EXPANSION OF THE SCHOOL FOR A TOTAL GFA OF 431,000 SQUARE FEET ± AT A 0.24 ± FAR.
- THE BOUNDARY INFORMATION SHOWN ON THIS GDP IS TAKEN FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND DATED FEBRUARY 7, 2014. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A GPS SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM (COMBINED SCALE FACTOR = 0.999957119).
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS TAKEN FROM AN AERIAL SURVEY PREPARED BY MCKENIZE SNYDER, INC. DATED FEBRUARY 7, 2014 AND A FIELD SURVEY PERFORMED BY BC CONSULTANTS DATED APRIL 4, 2014 AND IS REFERENCED TO NVD 1929 DATUM AS DEPICTED ON SANITARY SEWER AS-BUILT PROVIDED BY FAIRFAX COUNTY. THE TOPOGRAPHY IS SHOWN AT ONE (1) FOOT CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, SUGARLAND B-2 SANITARY SEWER SHED AND THE SUGARLAND RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS AS PREVIOUSLY APPROVED, MODIFIED OR WAIVED IN CONJUNCTION WITH THE APPROVAL OF RZ 89-D-007 AND WITH THIS GDP AS LISTED BELOW.
 - IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE TWO (2) TRANSITIONAL SCREENING REQUIREMENTS AND THE D, E OR F BARRIER REQUIREMENT AT THE NORTHERN AND EASTERN PROPERTY LINES ADJACENT TO THE RESIDENTIAL PROPERTIES IS REQUESTED TO PERMIT THE USE OF THE EXISTING VEGETATION SUPPLEMENTED WITH DECIDUOUS AND EVERGREEN TREES AND SHRUBS AS SHOWN ON THE PLAN AND TO USE THE EXISTING AND PROPOSED FENCES ALONG THESE PROPERTY LINES WHERE SHOWN ON THE PLAN. SEE SHEETS 6, 7 AND 8 FOR ADDITIONAL INFORMATION.
 - IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE ONE (1) TRANSITIONAL SCREENING REQUIREMENTS AND THE A, B OR C BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINES (INCLUDING THE SOUTHWESTERN PROPERTY LINE) ADJACENT TO THE CHURCH IS REQUESTED TO PERMIT THE USE OF THE EXISTING VEGETATION SUPPLEMENTED WITH DECIDUOUS AND EVERGREEN TREES AND SHRUBS AS SHOWN ON THE PLAN AND THE EXISTING AND PROPOSED FENCES ALONG THESE PROPERTY LINES WHERE SHOWN ON THE PLAN. NO BARRIER WILL BE PROVIDED ALONG THE SOUTHWESTERN PROPERTY LINE ADJACENT TO THE CHURCH. SEE SHEETS 6, 7 AND 8 FOR ADDITIONAL INFORMATION.
 - IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE ONE (1) OR TYPE TWO (2) TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SITE'S FRONTAGE WITH DRANESVILLE ROAD, BENNETT STREET AND KINGSTREAM CIRCLE IS REQUESTED TO PERMIT THE USE OF THE EXISTING VEGETATION SUPPLEMENTED WITH DECIDUOUS AND EVERGREEN TREES AND SHRUBS AS SHOWN ON THE PLAN. SEE SHEETS 6, 7 AND 8 FOR ADDITIONAL INFORMATION.
 - IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A WAIVER OF THE TYPE A, B, C, D, E OR F BARRIER REQUIREMENT IS REQUESTED ALONG THE SITE'S FRONTAGE WITH DRANESVILLE ROAD, BENNETT STREET AND KINGSTREAM CIRCLE.
 - IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE TWO (2) TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL PROPERTIES IS REQUESTED TO ALLOW AN EXPANSION OF THE EXISTING PARKING LOT AND AN EXIT ROAD ONTO BENNETT STREET AS SHOWN ON THE PLAN. SEE SHEETS 6 AND 8 FOR ADDITIONAL INFORMATION.
- THERE ARE NO TRAILS DEPICTED ALONG THE SITE'S FRONTAGE ON THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002).
- THE FAIRFAX COUNTY WATER AUTHORITY PROVIDES PUBLIC WATER SERVICE TO THE PROPERTY. THE COUNTY OF FAIRFAX PROVIDES SANITARY SEWER SERVICE TO THE PROPERTY.
- THERE ARE NO EXISTING UNDERGROUND UTILITIES HAVING A WIDTH OF 25 FEET OR MORE. THE LOCATION OF ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ARE AS SHOWN ON THE PLAN. AN EXISTING 52 FEET PERPETUAL STREET EASEMENT IS SHOWN ON THE PLAN.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDING EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- THE PROPERTY IS LOCATED WITHIN THE GREATER HERNDON COMMUNITY PLANNING SECTOR (UP4) OF THE UPPER POTOMAC PLANNING DISTRICT (AREA III) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR PUBLIC USE.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.
- ALTHOUGH THE PROPOSED EXPANSION WILL ELIMINATE THE NEED FOR TEMPORARY TRAILERS ON THE PROPERTY IN THE NEAR TERM, THE APPLICANT REQUESTS THE FLEXIBILITY TO PROVIDE TEMPORARY TRAILERS FOR EDUCATIONAL PURPOSES ON THE PROPERTY, IF DETERMINED NECESSARY BASED ON FUTURE ENROLLMENT PROJECTIONS. THE LOCATION OF THE TEMPORARY TRAILERS WILL BE DETERMINED BY THE APPLICANT, WHEN NECESSARY, IN CONSULTATION WITH DPWES.
- APPROXIMATE LOCATIONS OF PROPOSED UTILITY LINES AND CONSERVATION AREAS ARE SHOWN ON THE PLAN. FINAL SIZES AND LOCATIONS OF THESE EASEMENTS WILL BE DETERMINED AT SITE PLAN.

ZONING ORDINANCE, ARTICLE 18-202

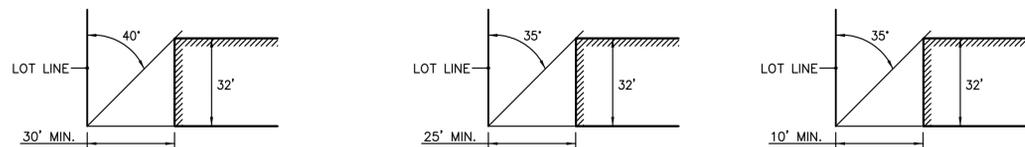
PARAGRAPH 10 COMMENTS:

- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES ARE AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN (GDP) AND THE EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE SITE TABULATIONS SHOWN ON SHEET 3. THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GDP ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THIS GDP ARE SUBJECT TO MINOR MODIFICATIONS PURSUANT TO PAR. 5 OF 18-204 OF THE ZONING ORDINANCE. THE ANGLE OF BULK PLANE IS AS SHOWN BELOW.
- THE PROPOSED TRAFFIC CIRCULATION IS AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 7 FOR INFORMATION CONCERNING THE TRAILS REQUIREMENT.
- OPEN SPACE AREAS ARE AS SHOWN ON THE PLAN. COMMUNITY FACILITIES AND/OR PUBLIC FACILITIES INCLUDE THE EXISTING BASEBALL FIELD, SOFTBALL FIELD, TURF (MULTI-PURPOSE) FIELD, TENNIS COURTS, FOOTBALL FIELD AND TRACK.
- NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS GDP.
- ALL STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THE PROPERTY ARE PROVIDED ON SHEETS 14 THROUGH 18.
- THERE ARE NO EXISTING UNDERGROUND UTILITIES HAVING A WIDTH OF 25 FEET OR MORE. THE LOCATION OF ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ARE AS SHOWN ON THE PLAN. AN EXISTING 52 FEET PERPETUAL STREET EASEMENT IS SHOWN ON THE PLAN.
- REFER TO THE SITE TABULATIONS ON SHEET 3 FOR REQUIRED PARKING SPACE INFORMATION.
- REFER TO GENERAL NOTE 4 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
- THERE ARE NO SCENIC ASSETS DESERVING OF PROTECTION ON THE PROPERTY. AN EXISTING STAND OF TREES AT THE NORTHEAST CORNER OF THE SITE IS BEING PRESERVED.
- THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT USING TRANSITIONAL SCREENING AND BARRIERS AS APPROVED, MODIFIED OR WAIVED.
- THE EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN. REFER TO SHEET 5 FOR THEIR LOCATIONS AND DATES OF CONSTRUCTION. THE EXISTING TEMPORARY (CLASSROOM) TRAILERS WILL BE REMOVED. THE FINAL STATUS OF ALL OTHER STRUCTURES IS AS SHOWN ON SHEET 5.
- REFER TO THE SITE TABULATIONS ON SHEET 3 FOR INFORMATION CONCERNING GROSS FLOOR AREA AND THE FLOOR AREA RATIO. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE.
- NOT APPLICABLE. RESIDENTIAL UNITS ARE NOT PROPOSED WITH THIS APPLICATION. MINIMUM OPEN SPACE PROVIDED IS NOT A REQUIREMENT OF THE R-3 ZONE.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO PUBLIC IMPROVEMENTS TO THE EXISTING ROADWAYS PROPOSED WITH THIS APPLICATION. ALL OTHER IMPROVEMENTS TO THE SITE ARE AS SHOWN ON THE PLAN. REFER TO NOTE Q FOR CONSTRUCTION TIMING INFORMATION.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT HAS NOT BEEN DETERMINED BY THE APPLICANT AND WILL DEPEND ON THE PROJECTED NEEDS OF THE SCHOOL DISTRICT.
- NO FLOODPLAINS (AS DESIGNATED BY THE FEDERAL EMERGENCY AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE PROTECTION AREAS OR ENVIRONMENT QUALITY CORRIDORS ARE LOCATED ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY PROPOSED WITH THIS PLAN. ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN.
- THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. INFORMATION CONCERNING PROPOSED LANDSCAPING AND SCREENING IS SHOWN ON SHEETS 7 AND 8. REFER TO SHEET 5 FOR INFORMATION CONCERNING EXISTING VEGETATION.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL LOCATED ON THE SITE.

APPLICANT AND OWNER:
 FAIRFAX COUNTY SCHOOL BOARD
 8115 GATEHOUSE ROAD
 SUITE 5400
 FALLS CHURCH, VA 22042

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 19°08'47" W	11.74'
L2	N 10°25'03" E	9.01'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2,898.29'	89.79'	44.90'	N 09°31'48" E	89.78'	1°46'30"



40° ANGLE AT 32 FEET = 26.85 FEET
 MIN. FRONT YARD = 30 FEET
 FRONT YARD AT DRANESVILLE ROAD, BENNETT STREET
 AND KINGSTREAM CIRCLE = 30 FEET

35° ANGLE AT 32 FEET = 22.41 FEET
 MIN. REAR YARD = 25 FEET
 SIDE YARD AT NORTHERNMOST PRO.PLINE = 25 FEET

35° ANGLE AT 32 FEET = 22.41 FEET
 MIN. SIDE YARD = 10 FEET
 SIDE YARD AT EASTERN PROP. LINE, WESTERN PROP. LINE
 AND (LOWER) NORTHERN PROP. LINE DIRECTLY ADJACENT
 TO DRANESVILLE ROAD = 22.41 FEET

FRONT YARD AT DRANESVILLE ROAD, BENNETT
 STREET AND KINGSTREAM CIRCLE

REAR YARD AT
 NORTHERNMOST PROPERTY LINE
 ANGLE OF BULK PLANE
 NO SCALE

LEGEND:

- PROPOSED BUILDING ADDITION
- EXISTING BUILDING

AREA TABULATIONS: *

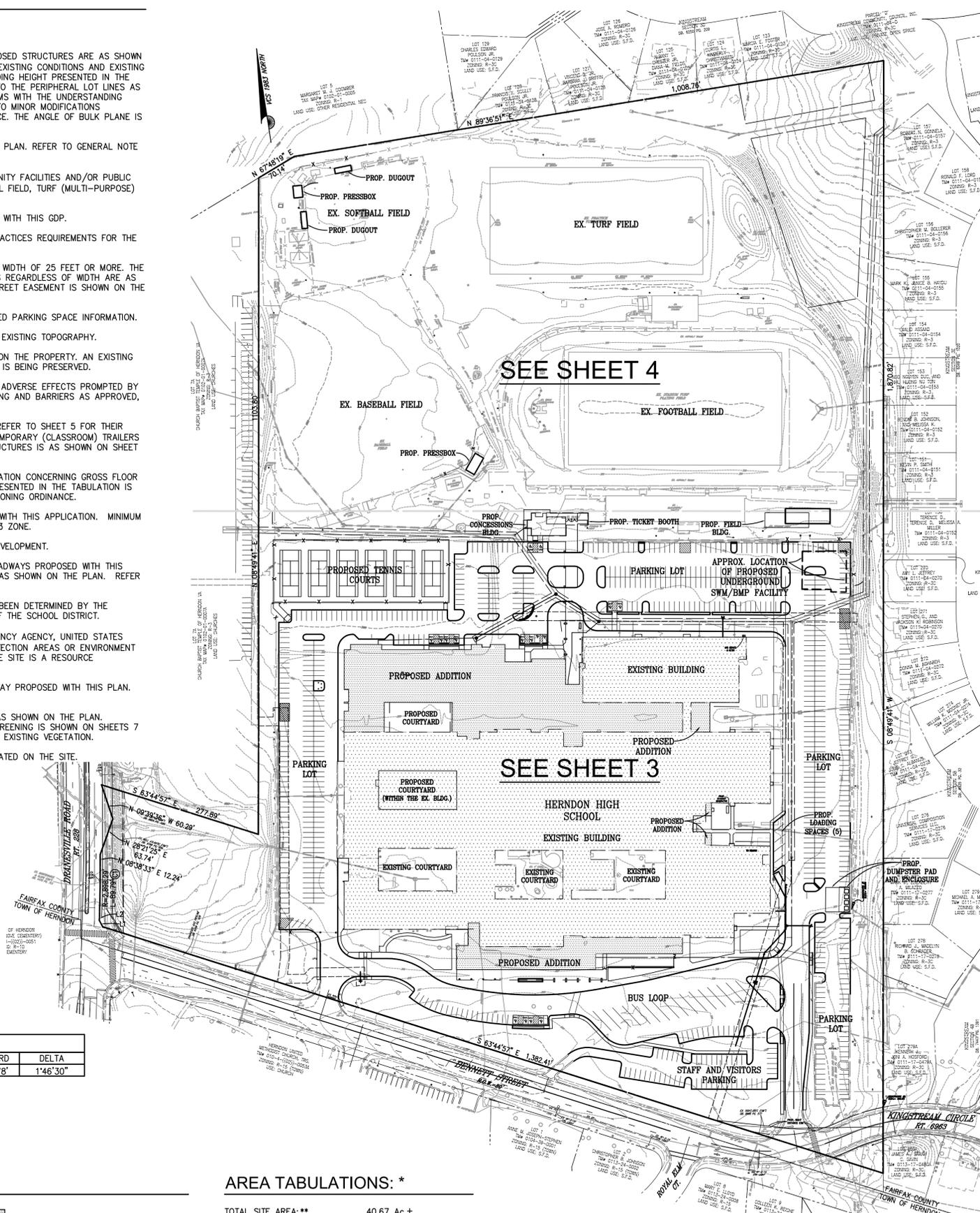
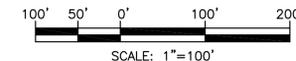
TOTAL SITE AREA: ** 40.67 Ac.±

* SEE THE SITE TABULATION ON SHEET 3 FOR ADDITIONAL SITE INFORMATION.

** SEE SITE TABULATION FOOTNOTE (1) ON SHEET 3 FOR ADDITIONAL INFORMATION CONCERNING THE TOTAL SITE AREA (PROFFERED CONDITION AMENDMENT APPLICATION AREA).

COMPOSITE PLAN

SCALE 1"=100'



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 www.bcconsultants.com

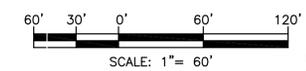


COMPOSITE PLAN AND GENERAL NOTES AND COMMENTS
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	COUNTY ACCEPTANCE REVIEW COMMENTS
REV. 8-11-15	
REV. 11-13-15	
REV. 12-21-15	
OWNER	SCHOOL BOARD OF FAIRFAX COUNTY
	8115 GATEHOUSE RD
	FALLS CHURCH, VA 22042
DESIGNED BY:	GHG/MSL
DRAFTED BY:	EB
CHECKED BY:	DDD
DATE:	AUGUST 11, 2015
SCALE:	HOR. 1"=60' VERT.
	SHEET 2 OF 18
CO. NO. PCA	89-D-007
CAD NAME:	13574-NOTES
LAYOUT:	NOTES
FILE NO.	13574-14

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
CT	2,898.29'	89.79'	44.90'	N 09°31'48" E	89.78'	1°46'30"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 19°08'47" W	11.74'
L2	N 10°25'03" E	9.01'



SITE TABULATIONS:

EXISTING ZONING:	R-3
EXISTING USE:	PUBLIC HIGH SCHOOL
LAND (SITE) AREA:	40.67 Ac.± (1)
EXISTING GROSS FLOOR AREA:	292,442 s.f.±
APPROVED GROSS FLOOR AREA:	382,425 s.f.±
PROPOSED ADDITIONAL GROSS FLOOR AREA:	48,575 s.f.±
PROPOSED TOTAL GROSS FLOOR AREA:	431,000 s.f.±
EXISTING FLOOR AREA RATIO:	0.16 ±
APPROVED FLOOR AREA RATIO:	0.21 ±
MAXIMUM FLOOR AREA RATIO ALLOWED BY ORDINANCE:	0.30 (PUBLIC USES)
PROPOSED FLOOR AREA RATIO:	0.24 ±
OPEN SPACE REQUIRED:	NO REQUIREMENT
OPEN SPACE PROVIDED:	1,029,734 s.f.± (58.1% ± OF LAND AREA)
EXISTING PARKING SPACES:	557 SPACES
PARKING SPACES REQUIRED:	750 SPACES (2)
PARKING SPACES PROVIDED:	750 SPACES
LOADING SPACES REQUIRED:	5 SPACES
LOADING SPACES PROVIDED:	5 SPACES
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
MAXIMUM BUILDING HEIGHT PROPOSED:	32' ±

LEGEND:

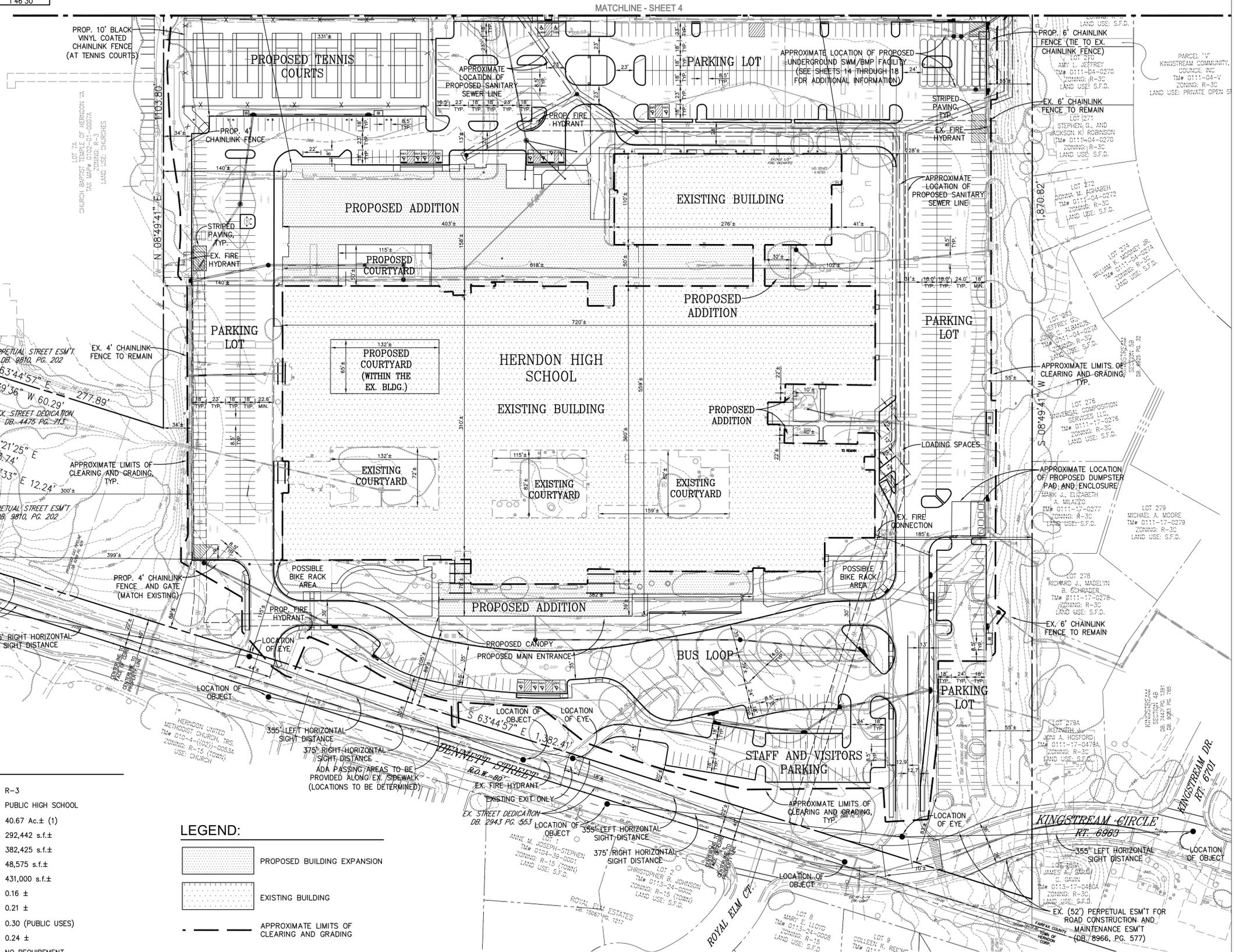
	PROPOSED BUILDING EXPANSION
	EXISTING BUILDING
	APPROXIMATE LIMITS OF CLEARING AND GRADING

SITE TABULATIONS FOOTNOTES:

- THE APPROVED REZONING RZ 89-D-007 REFLECTED THE LAND (SITE) AREA AS APPROXIMATELY 40.80 ACRES. THE AREA WAS BASED ON INFORMATION OF RECORD AND DID NOT CONSTITUTE A FIELD RUN BOUNDARY SURVEY. IT WAS LISTED AS '40.8086 ACRES OF LAND, MORE OR LESS' IN THE METES AND BOUNDS DESCRIPTION INCLUDED WITH RZ 89-D-007.
- THE BOUNDARY INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 7, 2014. THE BOUNDARY SURVEY CONFIRMED THE ACTUAL SITE AREA AS 40.67 ACRES ± AND SHALL BE THE BASIS OF THE LAND (SITE) AREA PROPOSED WITH THIS PROFFERED CONDITION AMENDMENT APPLICATION. NO DEDICATION, SALE OR OTHERWISE TRANSFER OF LAND IS PROPOSED WITH THIS PROFFERED CONDITION AMENDMENT APPLICATION.
- THREE-TENTHS (0.3) SPACE FOR EACH STUDENT = 2,500 STUDENTS X 0.3 SPACES PER STUDENT = 750 SPACES.

GENERAL NOTES:

- THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH SITE PLAN (25351-SP-001). THE SITE PLAN IS BEING SUBMITTED CONCURRENTLY TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES FOR REVIEW WITH THIS PROFFERED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18, PART 2, SECTION 204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE DIMENSIONS FOR THE EXISTING SCHOOL BUILDING, PROPOSED EXPANSION AND PROPOSED STRUCTURES AND THE DIMENSIONS FOR ALL EXISTING AND PROPOSED PERIPHERAL YARDS ARE SHOWN ON THE PLAN. THE DIMENSIONS FOR ALL OTHER EXISTING STRUCTURES AND EXISTING PERIPHERAL YARDS ARE SHOWN ON SHEET 5.



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



GENERALIZED DEVELOPMENT PLAN
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 DRAINSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REV.	DATE	DESCRIPTION
REV. 11-13-15		COUNTY ACCEPTANCE REVIEW COMMENTS
REV. 12-21-15		

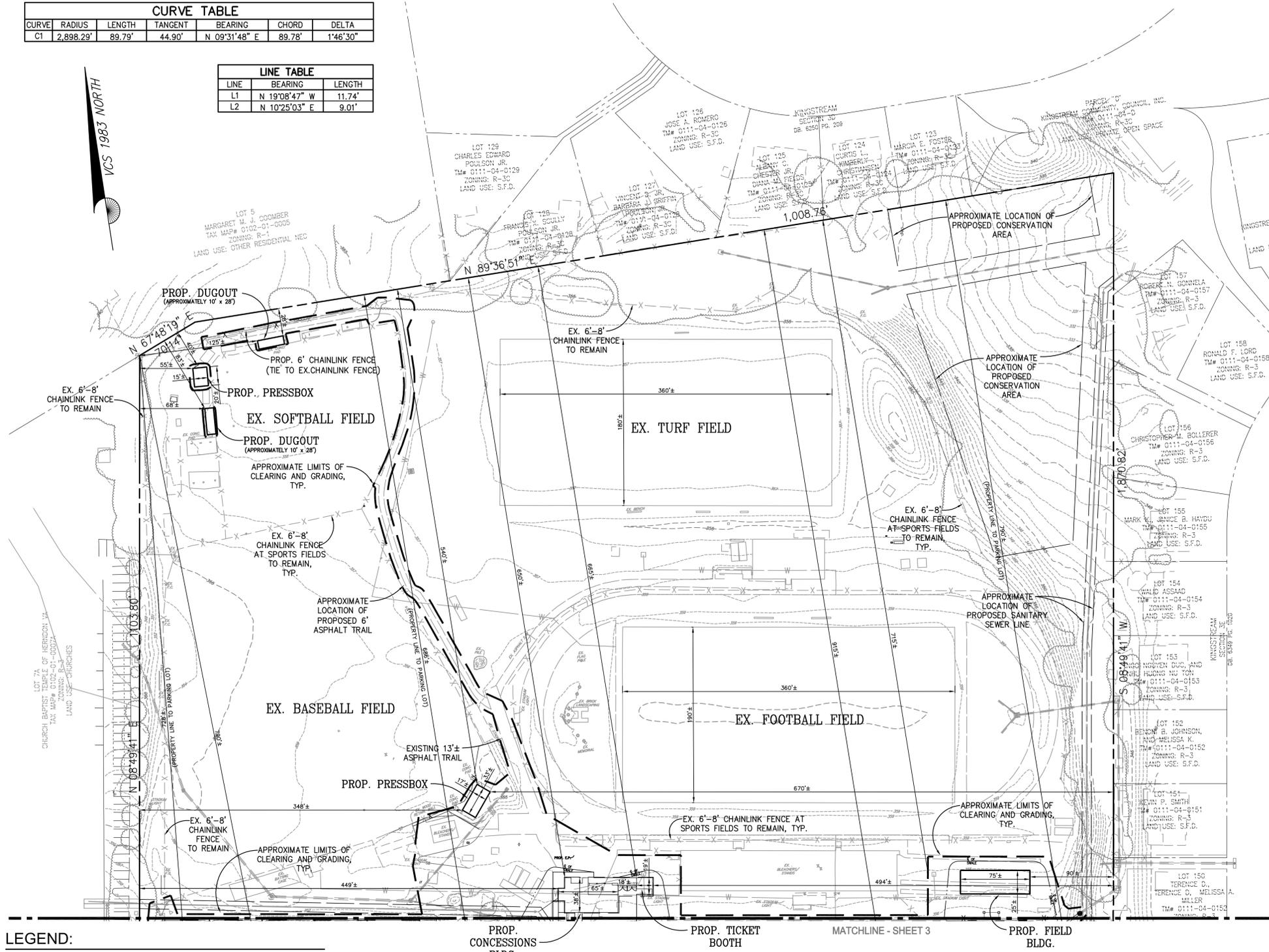
DESIGNED BY: GHG/MSL
DRAFTED BY: EB
CHECKED BY: DDD
DATE: AUGUST 11, 2015
SCALE: HOR. 1" = 60' VERT.
SHEET 3 OF 18
CO. NO. PCA 89-D-007
CAD NAME: 13574-PCA
LAYOUT: PCA-1
FILE NO. 13574-14

XREFS:

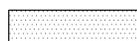
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2,898.29'	89.79'	44.90'	N 09°31'48" E	89.78'	1°46'30"

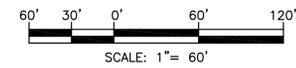
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 19°08'47" W	11.74'
L2	N 10°25'03" E	9.01'

VCS 1983 NORTH



LEGEND:

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



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



GENERALIZED DEVELOPMENT PLAN
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

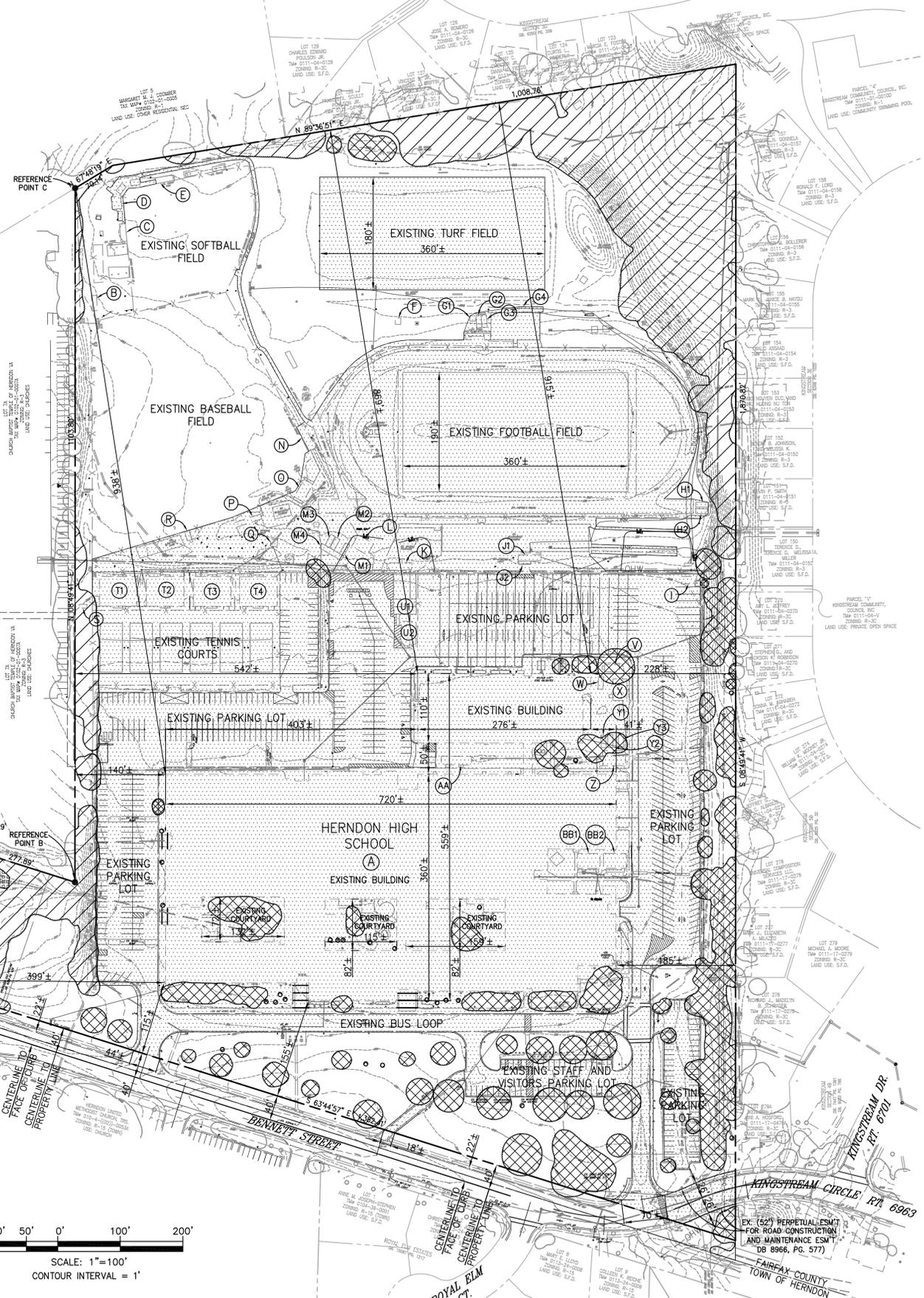
BC REVISIONS
 REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS
 REV. 11-13-15
 REV. 12-21-15
 OWNER: SCHOOL BOARD OF FAIRFAX COUNTY
 8115 GATEHOUSE RD
 FALLS CHURCH, VA 22042

DESIGNED BY: GHG/MSL
 DRAFTED BY: EB
 CHECKED BY: DDD
 DATE: AUGUST 11, 2015
 SCALE: HOR. 1" = 60'
 VERT.
 SHEET 4 OF 18
 CO. NO. PCA 89-D-007
 CAD NAME: 13574-PCA
 LAYOUT: PCA-2
 FILE NO. 13574-14

XREFS:

EXISTING VEGETATION MAP LEGEND

COVER TYPE 1	
Open Field	
COVER TYPE 2	
Upland Forest	
COVER TYPE 5	
Developed Land	
COVER TYPE 6	
Maintained Grasslands	
COVER TYPE 9	
Landscape Tree Canopy	



Existing Vegetation Map Summary Table

COVER TYPE	Primary Species	Successional Stage	Condition	ft ²	Acreage	Comments
1	N/A	N/A	Good	18,196	0.42	No trees present. meadow.
2	white oak, red oak, red maple, tulip poplar	Sub-Climax	Fair	198,946	4.57	COVER TYPE 2 - Upland Forest with remnant pioneer species component. Mature trees within this cover type are in the sub-climax successional stage and range in size from 12" - 26" dbh. Dominant overstory species red maple, black locust, black cherry, red oak, tulip poplar. Desirable hardwood regeneration (twig and sapling size) is not present in significant amounts. Invasive and undesirable species are present in significant quantities. Overall condition and health of the stand is rated fair. Should vegetation within this cover type be preserved it may be used toward meeting 10-YR canopy requirements.
5	N/A	N/A	N/A	991,957	22.77	Areas of constructed features including buildings, parking and roadways. Include artificial turf fields and practice areas.
6	N/A	N/A	N/A	436,708	10.02	Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation
9	N/A	N/A	N/A	125,704	2.89	Tree canopy established through the planting of nursery stock that is not part of the natural landscape. Trees within the cover type range from 12" - 35" dbh. Species consist of red maple and sugar maple. Overall this is a good/fair quality stand. Should vegetation within this cover type be preserved it may be used toward meeting 10-YR canopy requirements.
				Total Acreage	1,771,511	40.67

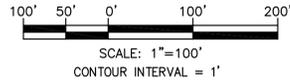
Existing Structure Schedule *

Structure Key	Structure Type	Size (+/- ft.) Length x Width	Height (+/- ft.)	Date of Construction	Final Status	Distance to Nearest Property Line or Reference Point (+/- ft.)						
						North Property Line	East Property Line	South Property Line	West Property Line	Reference Point A	Reference Point B	Reference Point C
A	School Building	See Plan	32	Unknown	Retain	See Plan	See Plan	See Plan	See Plan	See Plan	-	-
B	Storage Shed	24 x 29	12	Unknown	Retain	-	1,016	-	24	-	-	-
C	Dugout	28 x 10	8	Unknown	Replace	83	968	-	68	-	-	-
D	Press Box	20 x 15	25	Unknown	Replace	40	981	-	55	-	-	-
E	Dugout	28 x 10	8	Unknown	Replace	28	895	-	125	-	-	-
F	Storage Shed	10 x 9	12	Unknown	Retain	311	535	-	511	-	-	-
G1	Storage Shed	9 x 9	12	Unknown	Retain	327	416	-	631	-	-	-
G2	Storage Container	20 x 9	12	Unknown	Retain	329	406	-	640	-	-	-
G3	Storage Container	20 x 9	12	Unknown	Retain	330	397	-	649	-	-	-
G4	Storage Container	38 x 9	12	Unknown	Retain	325	308	-	709	-	-	-
H1	Storage Container	20 x 9	12	Unknown	Retain	678	44	-	992	-	-	-
H2	Storage Container	20 x 9	12	Unknown	Retain	688	44	-	992	-	-	-
I	Storage Shed	24 x 12	12	Unknown	Remove	791	62	-	969	-	-	-
J1	Press Box	36 x 10	25	Unknown	Retain	715	311	-	708	-	-	-
J2	Storage Shed	20 x 6	12	Unknown	Remove	725	328	-	709	-	-	-
K	Storage Shed	36 x 12	12	Unknown	Remove	695	517	-	502	-	-	-
L	Concession Stand	29 x 21	20	Unknown	Remove	643	578	-	442	-	-	-
M1	Storage Trailer	20 x 8	12	Unknown	Remove	652	617	-	422	-	-	-
M2	Storage Trailer	20 x 8	12	Unknown	Remove	640	632	-	407	-	-	-
M3	Storage Trailer	20 x 8	12	Unknown	Remove	635	640	-	400	-	-	-
M4	Storage Trailer	40 x 9	12	Unknown	Remove	647	649	-	391	-	-	-
N	Dugout	43 x 12	12	Unknown	Retain	454	671	-	354	-	-	-
O	Press Box	32 x 16	30	Unknown	Replace	542	676	-	350	-	-	-
P	Dugout	43 x 12	8	Unknown	Retain	585	757	-	255	-	-	-
Q	Storage Shed	12 x 11	12	Unknown	Remove	626	732	-	312	-	-	-
R	Raised Platform	20 x 8	10	Unknown	Retain	592	868	-	175	-	-	-
S	Storage Shed	12 x 7	12	Unknown	Remove	-	7	-	-	436	662	
T1	Classroom Trailer	62 x 54	25	Unknown	Remove	-	39	-	-	411	619	
T2	Classroom Trailer	62 x 54	25	Unknown	Remove	-	114	-	-	454	628	
T3	Classroom Trailer	62 x 54	25	Unknown	Remove	-	189	-	-	478	646	
T4	Classroom Trailer	62 x 54	25	Unknown	Remove	-	263	-	-	512	671	
U1	Classroom Trailer	36 x 24	25	Unknown	Remove	753	510	787	509	-	-	-
U2	Classroom Trailer	36 x 24	25	Unknown	Remove	789	511	745	522	-	-	-
V	Storage Shed	24 x 12	12	Unknown	Remove	909	186	800	846	-	-	-
W	Storage Container	20 x 8	12	Unknown	Remove	926	211	761	836	-	-	-
X	Classroom Trailer	43 x 23	25	Unknown	Remove	934	174	761	860	-	-	-
Y1	Storage Container	21 x 9	12	Unknown	Remove	1,019	207	683	840	-	-	-
Y2	Storage Container	21 x 9	12	Unknown	Remove	1,020	196	687	852	-	-	-
Y3	Storage Container	21 x 9	12	Unknown	Remove	1,022	179	693	868	-	-	-
Z	Classroom Trailer	36 x 24	25	Unknown	Remove	1,044	176	657	843	-	-	-
AA	Classroom Trailer	48 x 14	25	Unknown	Remove	1,011	422	581	586	-	-	-
BB1	Classroom Trailer	36 x 24	25	Unknown	Remove	1,199	217	489	803	-	-	-
BB2	Classroom Trailer	36 x 24	25	Unknown	Remove	1,205	175	501	845	-	-	-

* Excludes Batting Cages, Bleachers and Sports Equipment Stations

LINE TABLE

LINE	BEARING	LENGTH
L1	N 19°08'47" W	11.74'
L2	N 10°25'03" E	9.01'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2,898.29'	89.79'	44.90'	N 09°31'48" E	89.78'	1°46'30"

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 www.bcconsultants.com

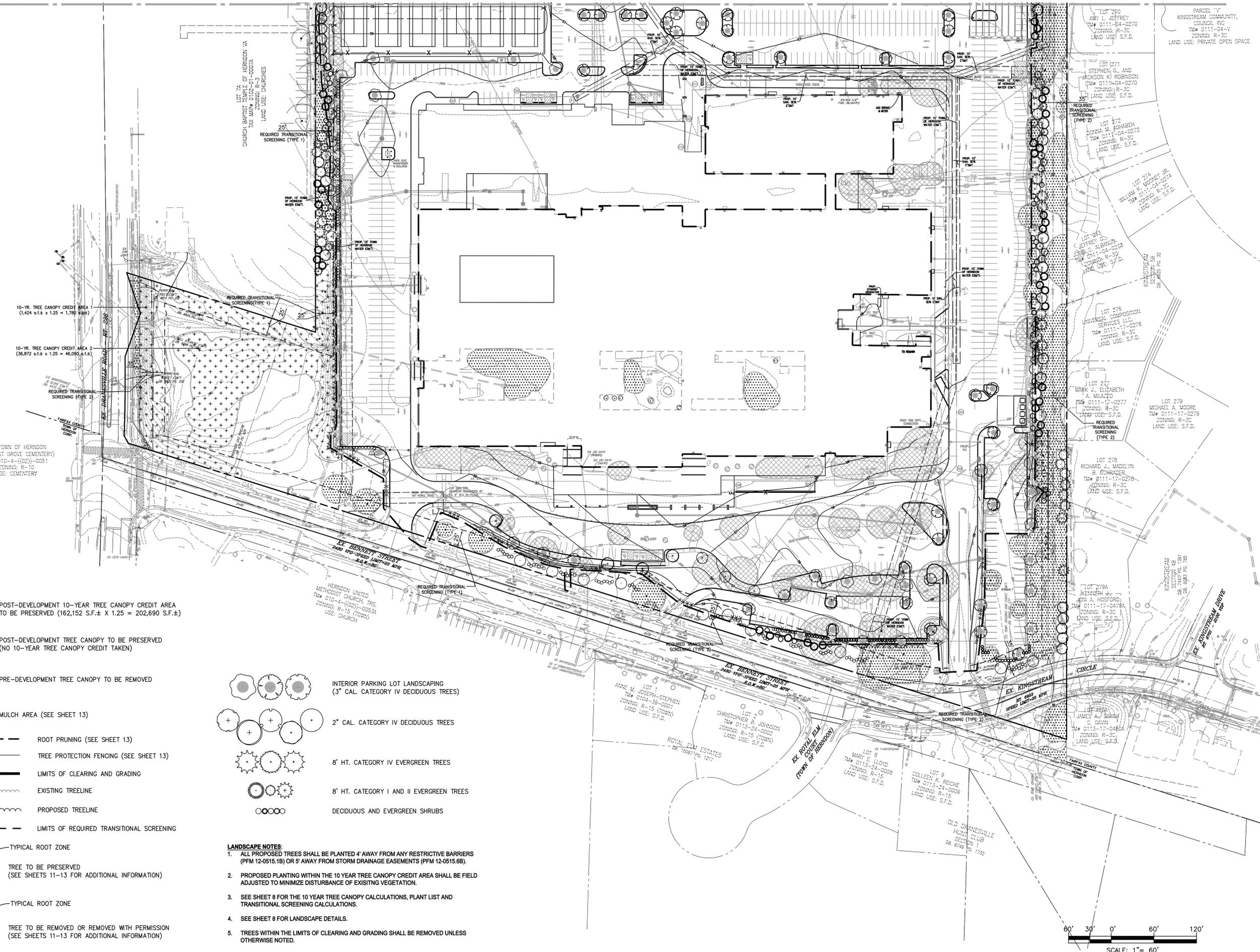


EXISTING CONDITIONS AND EXISTING VEGETATION MAP
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS
 REV. 11-13-15
 REV. 12-21-15

DESIGNED BY: GHG/MSL
 DRAFTED BY: EB
 CHECKED BY: DDD
 DATE: AUGUST 11, 2015
 SCALE: HOR. 1"= 100'
 VERT.

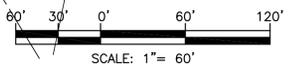
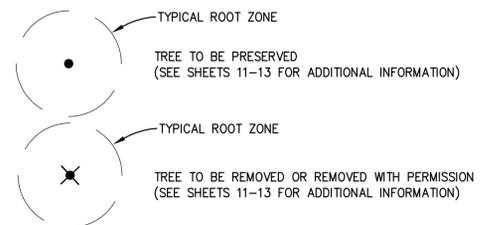
SHEET 5 OF 18
 CO. NO. PCA 89-D-007
 CAD NAME: 13574-EXVGE
 LAYOUT: EVM-1
 FILE NO. 13574-14



- LEGEND:**
- POST-DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA TO BE PRESERVED (162,152 S.F. ± X 1.25 = 202,690 S.F. ±)
 - POST-DEVELOPMENT TREE CANOPY TO BE PRESERVED (NO 10-YEAR TREE CANOPY CREDIT TAKEN)
 - PRE-DEVELOPMENT TREE CANOPY TO BE REMOVED
 - MULCH AREA (SEE SHEET 13)
 - ROOT PRUNING (SEE SHEET 13)
 - TREE PROTECTION FENCING (SEE SHEET 13)
 - LIMITS OF CLEARING AND GRADING
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMITS OF REQUIRED TRANSITIONAL SCREENING

- INTERIOR PARKING LOT LANDSCAPING (3" CAL. CATEGORY IV DECIDUOUS TREES)
- 2" CAL. CATEGORY IV DECIDUOUS TREES
- 8' HT. CATEGORY IV EVERGREEN TREES
- 8' HT. CATEGORY I AND II EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS

- LANDSCAPE NOTES:**
1. ALL PROPOSED TREES SHALL BE PLANTED 4' AWAY FROM ANY RESTRICTIVE BARRIERS (PFM 12-0515.1B) OR 5' AWAY FROM STORM DRAINAGE EASEMENTS (PFM 12-0515.6B).
 2. PROPOSED PLANTING WITHIN THE 10 YEAR TREE CANOPY CREDIT AREA SHALL BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
 3. SEE SHEET 8 FOR THE 10 YEAR TREE CANOPY CALCULATIONS, PLANT LIST AND TRANSITIONAL SCREENING CALCULATIONS.
 4. SEE SHEET 8 FOR LANDSCAPE DETAILS.
 5. TREES WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED UNLESS OTHERWISE NOTED.



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com

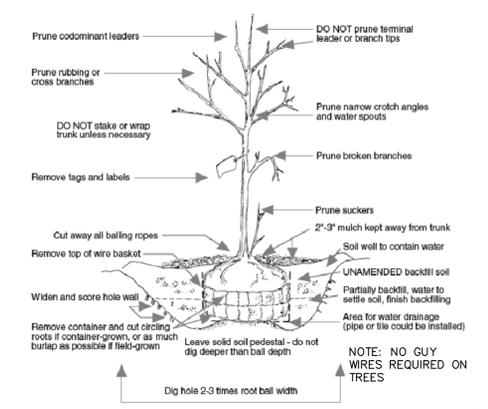


LANDSCAPE PLAN
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 FAIRFAX COUNTY, VIRGINIA

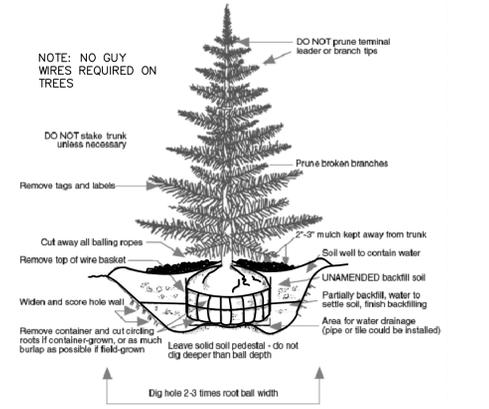
BC REVISIONS	DESIGNED BY: GHG/MSL
REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS	DRAFTED BY: EB
REV. 11-13-15	CHECKED BY: DDD
REV. 12-21-15	DATE: AUGUST 11, 2015
	SCALE: HOR. 1" = 60'
	VERT.
	SHEET 6 OF 18
	CO. NO. PCA 89-D-007
	CAD NAME: 13574-LSC
	LAYOUT: LSC-1
	FILE NO. 13574-14

PLANT LIST :

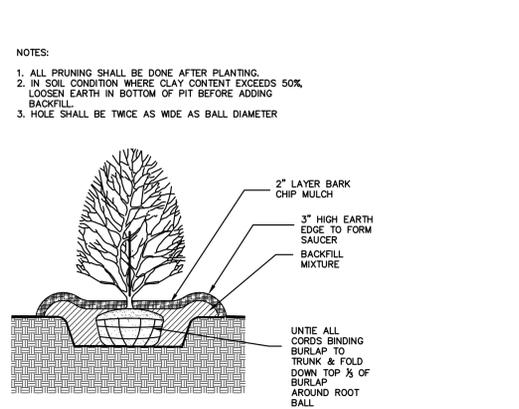
Plant List							
QTY.	CATEGORY	Stock Type	Cal.	Ht.	Size	10 Yr. Tree Canopy Credit (s.f.)	Total 10 Yr. Tree Canopy Credit (s.f.)
Deciduous Trees							
51	IV	B & B	2"			200	10,200
64	IV	B & B	3"			250	16,000
115						SUBTOTAL	26,200
Evergreen Trees							
48	I	B & B		8'		50	2,400
85	II	B & B		8'		100	2,500
108	IV	B & B		8'		200	21,600
241						SUBTOTAL	32,500
Deciduous and Evergreen Shrubs							
212		Cont.			24"-30"		
Total						58,700	



1 TREE PLANTING GUIDELINE
8 NOT TO SCALE
12A-Tree Planting-VA



2 EVERGREEN PLANTING GUIDELINE
8 NOT TO SCALE
12A-Tree Planting-VA



3 TYPICAL SHRUB PLANTING NOT TO SCALE
8 SECTION
12A-TYP-SHRB

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:
(PERIPHERAL PARKING LOT LANDSCAPING NOT REQUIRED)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	
Total Parking Lot Area:	314,635 s.f.
Interior Parking Lot Landscaping Required (5% of Total Area):	15,732 s.f.
Total Trees Required (250 s.f. per tree):	63 Trees
Interior Parking Lot Landscaping Provided (250 s.f. per tree):	15,750 s.f.
Interior Parking Lot Trees Provided (250 s.f. per tree):	64 s.f.

10-YEAR TREE CANOPY CALCULATIONS (FOR SITE PLAN APPLICATION):

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	324,650
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	18.3%
A3	Percentage of 10-year Tree Canopy Required for the Site (School)	10%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	18.3%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	114.4%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, 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 §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.	N/A
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	1,771,511
B2	Subtract Areas Dedicated to Parks and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1- (B2+B3)	1,771,511
B5	Identify Site's Zoning and/or Use	School
B6	Percentage of 10-Year Tree Canopy Required	10%
B7	Area of 10 Year Tree Canopy Required (B4*B6)	177,151
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	32,465
C2	Total Canopy Area Meeting Standards of §12-0200	162,152
C3	C2 x 1.25	202,690
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," Memorial," "Specimen," or "Street Tree"	0
C7	C6 x 1.5 to 3.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.1, C5, C7 and C9	202,690
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	(25,539)
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	58,700
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	58,700
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	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)	202,690
E2	Total of Canopy Area Provided Through Tree Planting (D17)	58,700
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	261,390

TRANSITIONAL SCREENING CALCULATIONS :

TYPE 2 TRANSITIONAL SCREENING CALCULATIONS AT EASTERN PROPERTY LINE (Adjacent to Residential Uses)

Screening Required:		
A1	Transitional Screening Length*	1,725 feet
A2	Transitional Screening Width:	35 feet
A3	Transitional Screening Area (A1 x A2):	60,375 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	45,281 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	31,697 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	13,584 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	518 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	42,216 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees***	12,500 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees***	2,400 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	57,116 s.f.
B5	Evergreen Shrubs Provided:	0 shrubs
B6	Deciduous Shrubs Provided:	0 shrubs
B7	Total Shrubs Provided:	0 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		
*** Includes proposed trees outside the limits of the required transitional screening area and away from overhead wires or underground utilities.		

TYPE 2 TRANSITIONAL SCREENING CALCULATIONS AT WESTERN PROPERTY LINE (Adjacent to Residential Uses Across Dranesville Road)

Screening Required:		
A1	Transitional Screening Length*	213 feet
A2	Transitional Screening Width:	35 feet
A3	Transitional Screening Area (A1 x A2):	7,455 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	5,591 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	3,914 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	1,677 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	64 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	5,428 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees:	0 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees:	0 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	5,428 s.f.
B5	Evergreen Shrubs Provided:	0 shrubs
B6	Deciduous Shrubs Provided:	0 shrubs
B7	Total Shrubs Provided:	0 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		

TYPE 2 TRANSITIONAL SCREENING CALCULATIONS AT NORTHERN PROPERTY LINE (Adjacent to Residential Uses)

Screening Required:		
A1	Transitional Screening Length*	1,048 feet
A2	Transitional Screening Width:	35 feet
A3	Transitional Screening Area (A1 x A2):	36,680 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	27,510 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	19,257 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	8,253 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	314 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	23,432 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees:	5,400 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees:	1,200 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	30,032 s.f.
B5	Evergreen Shrubs Provided:	0 shrubs
B6	Deciduous Shrubs Provided:	0 shrubs
B7	Total Shrubs Provided:	0 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		

TYPE 1 TRANSITIONAL SCREENING CALCULATIONS AT SOUTHERN PROPERTY LINE (Adjacent to Category 4 Uses (Church) Across Bennett Street)

Screening Required:		
A1	Transitional Screening Length*	635 feet
A2	Transitional Screening Width:	25 feet
A3	Transitional Screening Area (A1 x A2):	15,875 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	11,906 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	8,334 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	3,572 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	191 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	4,470 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees:	0 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees:	600 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	5,070 s.f.
B5	Evergreen Shrubs Provided:**	0 shrubs
B6	Deciduous Shrubs Provided:**	40 shrubs
B7	Total Shrubs Provided:	40 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		
*** Includes proposed shrubs adjacent to the parking lot and outside the limits of the required transitional screening area.		

TYPE 1 TRANSITIONAL SCREENING CALCULATIONS AT WESTERN PROPERTY LINE (Adjacent to Category 4 Uses (Church))

Screening Required:		
A1	Transitional Screening Length*	1,362 feet
A2	Transitional Screening Width:	25 feet
A3	Transitional Screening Area (A1 x A2):	34,050 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	25,538 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	17,876 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	7,661 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	409 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	8,616 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees:	13,750 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees:	3,200 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	25,566 s.f.
B5	Evergreen Shrubs Provided:**	28 shrubs
B6	Deciduous Shrubs Provided:**	28 shrubs
B7	Total Shrubs Provided:	56 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		
*** Includes proposed shrubs adjacent to the parking lot and outside the limits of the required transitional screening area.		

TYPE 2 TRANSITIONAL SCREENING CALCULATIONS AT SOUTHERN PROPERTY LINE (Adjacent to Residential Uses Across Bennett Street)

Screening Required:		
A1	Transitional Screening Length*	599 feet
A2	Transitional Screening Width:	35 feet
A3	Transitional Screening Area (A1 x A2):	20,965 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	15,724 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	11,007 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	4,717 s.f.
A7	Evergreen and Deciduous Shrubs Required (3 x (A1/10)):	180 Shrubs
Screening Provided:		
B1	Existing Tree Canopy Credit**	5,063 s.f.
B2	10-Yr. Tree Canopy Provide by Large and Medium Evergreen Trees:	850 s.f.
B3	10-Yr. Tree Canopy Provide by Large Deciduous Trees:	1,900 s.f.
B4	Total 10-Yr. Tree Canopy Provided (B1+B2+B3):	7,813 s.f.
B5	Evergreen Shrubs Provided:**	60 shrubs
B6	Deciduous Shrubs Provided:**	56 shrubs
B7	Total Shrubs Provided:	116 Shrubs
* Average Length.		
** Only includes existing post-development tree canopy within the required transitional screening area.		
*** Includes proposed shrubs adjacent to the parking lot and outside the limits of the required transitional screening area.		

TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST SUMMARY:

SUMMARY PROVIDED FOR INFORMATIONAL PURPOSES. TRANSITIONAL SCREENING AND BARRIER WAIVER AND/OR MODIFICATION REQUEST APPLICATION AND TRANSITIONAL SCREENING CALCULATIONS SUBMITTED UNDER SEPARATE COVER WITH CONCURRENT SITE PLAN SUBMISSION.

EXISTING USE (SITE): HIGH SCHOOL (LAND USE 12, ALL OTHER QUASI-PUBLIC USES (CATEGORY 3)).

ADJACENT USE ALONG ALL PROPERTY BOUNDARIES IS RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING UNITS (LAND USE 1, DWELLING (DETACHED), CHURCH (LAND USE 4).

TYPE 2 TRANSITIONAL SCREENING AND TYPE D, E OR F BARRIER ARE REQUIRED ALONG THE NORTHERN, EASTERN AND A PORTION OF THE SOUTHERN PROPERTY BOUNDARIES. TYPE 1 TRANSITIONAL SCREENING IS REQUIRED ON THE WESTERN BOUNDARY AND A PORTION OF THE SOUTHERN BOUNDARY. TYPE A, B OR C BARRIER IS REQUIRED ALONG THE WESTERN BOUNDARY AND A PORTION OF THE SOUTHERN BOUNDARY. THE TRANSITIONAL SCREENING AND BARRIER WAIVER AND/OR MODIFICATION REQUEST FOR EACH PROPERTY BOUNDARY IS AS LISTED BELOW.

WESTERN BOUNDARY:
A TRANSITIONAL SCREENING MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING VEGETATION ALONG THIS BOUNDARY. A BARRIER MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING FENCE ALONG THE ATHLETIC FIELDS AND THE PROPOSED FENCE AT THE TENNIS COURTS AT THE NORTHERN HALF OF THIS BOUNDARY AND, TO USE THE EXISTING FENCE ALONG THE PARKING LOT AT THE SOUTHERN HALF. NO BARRIER WOULD BE PROVIDED ALONG DRANESVILLE ROAD AND ALONG THE SOUTHERN BOUNDARY OF THE TEMPLE BAPTIST CHURCH ON DRANESVILLE ROAD.

NORTHERN BOUNDARY:
A TRANSITIONAL SCREENING MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING VEGETATION ALONG THIS BOUNDARY. A BARRIER MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING FENCE ALONG THE ATHLETIC FIELDS AND CONTINUING ALONG THE EDGE OF THE EXISTING VEGETATION AT THE NORTHEAST CORNER OF THE SITE.

EASTERN BOUNDARY:
A TRANSITIONAL SCREENING MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING VEGETATION ALONG THIS BOUNDARY. A BARRIER MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING FENCE ALONG THE EDGE OF THE EXISTING VEGETATION AT THE NORTHEAST CORNER OF THE SITE AND ALONG THE ATHLETIC FIELDS AT THE NORTHERN HALF OF THIS BOUNDARY AND, TO USE THE PROPOSED FENCE AT THE NORTHEAST CORNER OF THE PARKING LOT AND THE EXISTING FENCE ALONG THE PARKING LOT AT THE SOUTHERN HALF.

SOUTHERN BOUNDARY (AT THE FRONT OF THE SCHOOL ALONG BENNETT STREET AND KINGSTREAM CIRCLE):

A TRANSITIONAL SCREENING MODIFICATION HAS BEEN REQUESTED TO USE THE EXISTING VEGETATION ALONG THIS BOUNDARY. A WAIVER OF THE BARRIER REQUIREMENT HAS BEEN REQUESTED ALONG THIS BOUNDARY.

SEE THIS SHEET FOR TRANSITIONAL SCREENING CALCULATIONS.

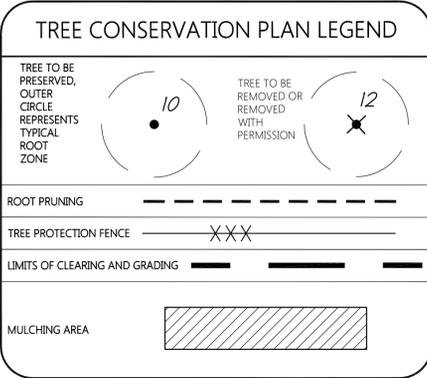
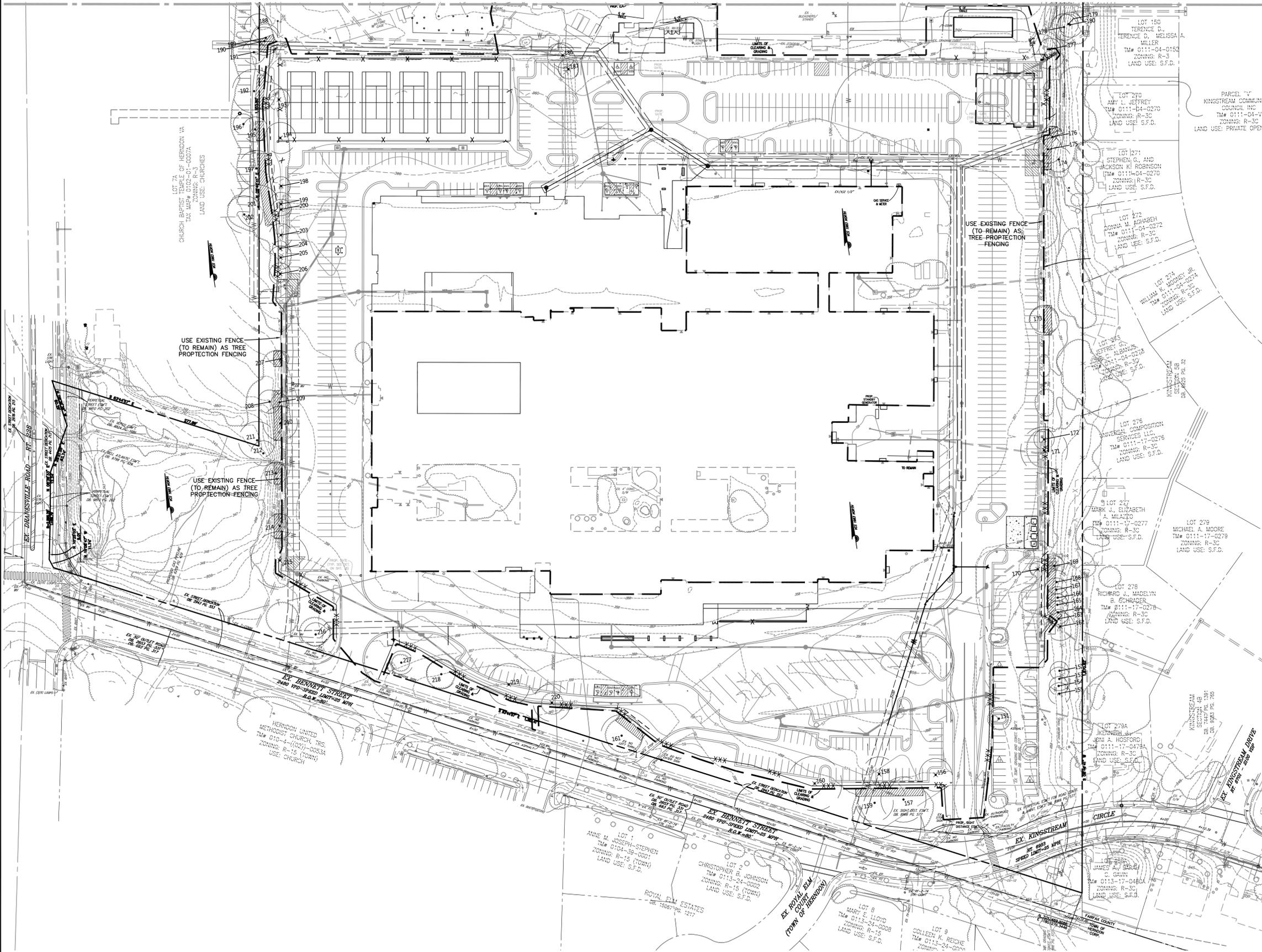
THIS SHEET FOR LANDSCAPING PURPOSES ONLY

BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.beconsultants.com

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
Lic. No. 882
12-21-15
LANDSCAPE ARCHITECT

LANDSCAPE DETAILS
PCA 89-D-007
HERNDON HIGH SCHOOL
RENOVATION & ADDITION
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS
REV. 11-13-15
REV. 12-21-15
DESIGNED BY: GHG/MSL
DRAFTED BY: EB
CHECKED BY: DDD
DATE: AUGUST 11, 2015
SCALE: HOR. N/A
VERT. N/A
SHEET 8 OF 18
CO. NO. PCA 89-D-007
CAD NAME: 13574-LSC-DET
LAYOUT: LSC-DET 1
FILE NO. 13574-14



SEE SHEETS 11 AND 12 FOR TREE INVENTORY AND CONDITION ANALYSIS.

SEE SHEET 13 FOR TREE PRESERVATION NARRATIVE AND DETAILS.

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



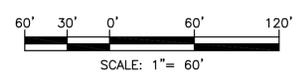
TREE PRESERVATION PLAN
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 PRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

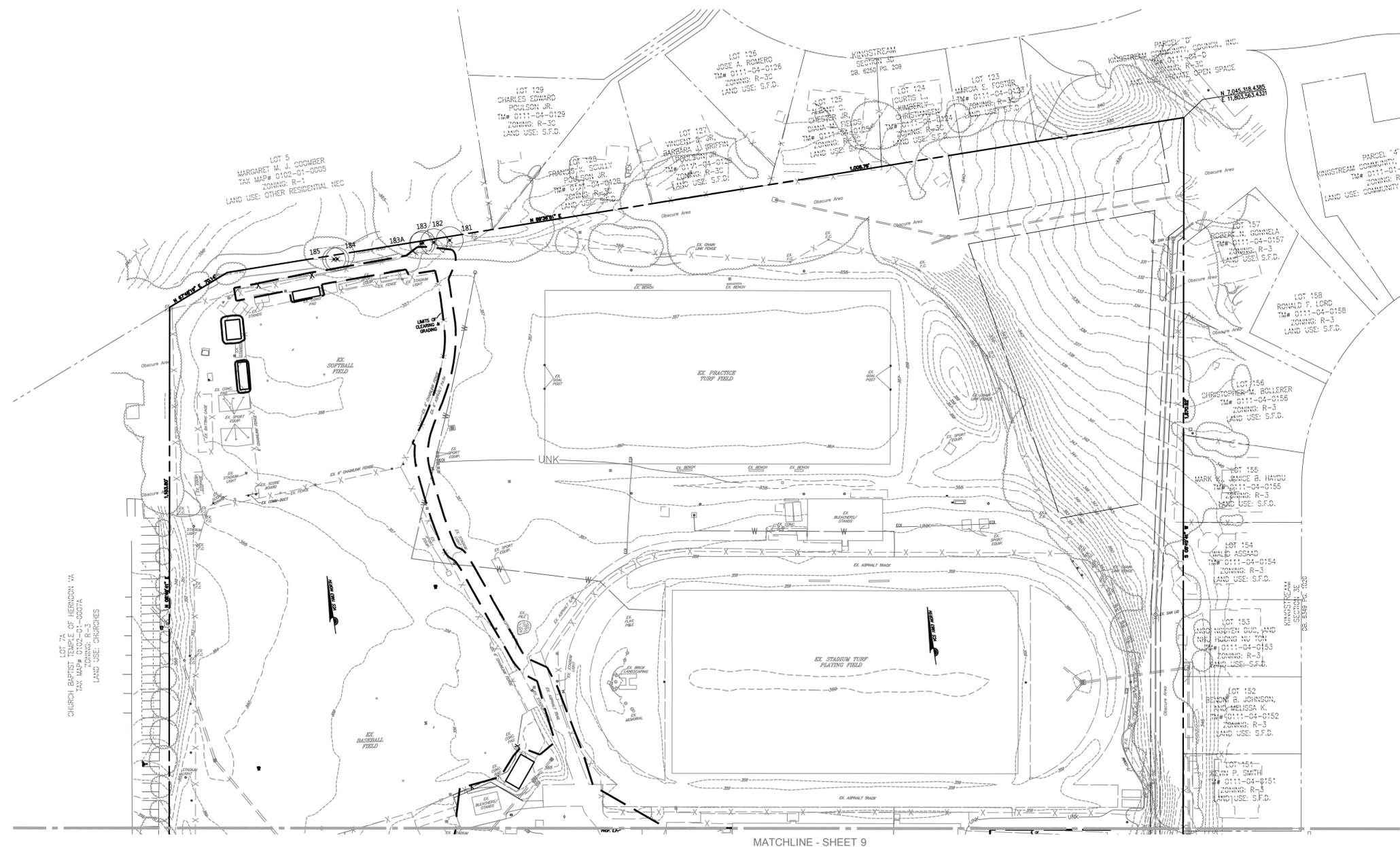
BC REVISIONS
 REV. #11-15 COUNTY ACCEPTANCE REVIEW COMMENTS
 REV. 11-15-15
 REV. 12-21-15

OWNER
 SCHOOL BOARD OF FAIRFAX COUNTY
 8115 CATHOUSE RD
 FALLS CHURCH, VA 22042



DESIGNED BY: GHG/MSL
 DRAFTED BY: EB
 CHECKED BY: DDD
 DATE: AUGUST 11, 2015
 SCALE: HOR. 1" = 60'
 VERT.
 SHEET 9 OF 18
 CO. NO. PCA 89-D-007
 CAD NAME: 13574-TPP
 LAYOUT: TCP_01
 FILE NO. 13574-14





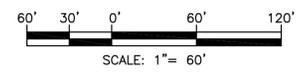
TREE CONSERVATION PLAN LEGEND

TREE TO BE PRESERVED, OUTER CIRCLE REPRESENTS TYPICAL ROOT ZONE	10	TREE TO BE REMOVED OR REMOVED WITH PERMISSION	12
ROOT PRUNING	---		
TREE PROTECTION FENCE	XXX		
LIMITS OF CLEARING AND GRADING	---		
MULCHING AREA	[Hatched Box]		

SEE SHEETS 11 AND 12 FOR TREE INVENTORY AND CONDITION ANALYSIS.

SEE SHEET 13 FOR TREE PRESERVATION NARRATIVE AND DETAILS.

TREE PRESERVATION CONSULTANTS, LLC
 (703) 349-6600 • (703) 440-6311 • (703) 652-2524
 61 CRICKETS LANE • LINDEN VA, 22642
 www.treepreservationconsultants.com



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8108 (Fax)
 www.bcconsultants.com

LANDSCAPE ARCHITECT
 DENNIS D. DIXON
 Lic. No. 882
 12-21-15

TREE PRESERVATION PLAN
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 PRINCEVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: GHG/MSL
REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS	DRAFTED BY: EB
REV. 11-15-15	CHECKED BY: DDD
REV. 12-21-15	DATE: AUGUST 11, 2015
CONV. BOARD OF FAIRFAX COUNTY 8115 CATEHOUSE RD. FALLS CHURCH, VA 22042	SCALE: HOR. 1" = 60' VERT.
	SHEET 10 OF 18
	CO. NO. PCA 89-D-007
	CAD NAME: 13574-TPP
	LAYOUT: TCP_02
	FILE NO. 13574-14

Herndon High School - Tree Inventory and Condition Analysis - Continued																																				
Tree #	Species	Size	Typical Root Zone (TRZ)	Condition	Canopy Position	Crown Radius	Live Crown Ratio	Crown Density			Status	Activities											Root Problems	Trunk Problems	Scaffold Branch Problems	TRZ Impacts %	Notes									
												* Dead Tree	* Poor Cond.	* Off Site/Co-Owned	Tree Protection Fence	Root Prune	Mulch	Fertilize	* Prune	Cambistat	* Remove Vines	Treat Pests						Remove Debris	Review Tree w/ UFMD	Hand Removal						
		dbh	Radius (ft)	%		Average Radius (ft)	%																													
186	scarlet oak	16	16	80	Cluster	15		90			REMOVE																		conflicting branches	Inside LCG	Scaffold branch growing in tennis court fence.					
187	eastern white pine	13	13	75	Cluster	15		80			REMOVE																		restricted root zone, hardscape conflict	Inside LCG						
188	red mulberry	18	18	70	Codominant	15		50		X	PRESERVE																			asymmetric crown, poor distribution, poor form	No impact					
189	red mulberry	18	18	65	Codominant	15		60			PRESERVE	X	X	X															collar problem	basal decay, lean	asymmetric crown, poor distribution	5-15%				
190	red mulberry	16,9	18	65	Codominant	20		60			PRESERVE	X	X	X																asymmetric crown, conflicting branches, poor form	5-15%					
191	red maple	15	15	70	Codominant	15		50		X	PRESERVE																			hardscape conflict, restricted root zone		asymmetric crown, poor distribution	No impact			
192	silver maple	28	28	65	Codominant	25		70		X	PRESERVE	X	X	X																exposed roots, mower damage, restricted root zone, hardscape conflict	multiple leaders, multiple weak crotches, swollen area, poor structure	attachment larger than trunk, included bark, weak attachments	20-30%			
193	red mulberry	14	14	55	Codominant	15		30			REMOVE																				asymmetric crown, poor structure, major branch decay, heavy vines, conflicting branches	Inside LCG	Declining			
194	black cherry	20	20	40	Codominant	20		60			REMOVE																			exposed roots, mower damage	cavities, vertical crack, cavities	cracks, vertical crack, multiple defects, weak attachments	Inside LCG	Declining, main leader in process of failing. Large crack in crotch.		
195	silver maple	16	16	65	Codominant	15		70		X	PRESERVE	X	X	X																exposed roots, mower damage			5-15%			
196	green ash	13	13	65	Codominant	15		70		X	PRESERVE																			restricted root zone, hardscape conflict, girdling			No impact			
197	silver maple	23	23	75	Codominant	25		80		X	PRESERVE	X	X	X																restricted root zone, hardscape conflict			15-25%			
198	eastern red cedar	12	12	70	Codominant	10		80			REMOVE																				restricted root zone, hardscape conflict, girdling	wire in trunk	asymmetric crown, conflicting branches	Inside LCG		
199	black cherry	15	15	70	Codominant	15		60			REMOVE																				restricted root zone, hardscape conflict, girdling		asymmetric crown	Inside LCG		
200	sassafras	13	13	70	Codominant	15		70			REMOVE																					restricted root zone, hardscape conflict	wire in trunk		Inside LCG	
201	silver maple	28	28	75	Dominant	40		80		X	PRESERVE	X	X	X																	restricted root zone, hardscape conflict	multiple leaders	broken branch	10-20%		
202	green ash	24	24	70	Codominant	20		70		X	PRESERVE																				restricted root zone, hardscape conflict	multiple leaders, weak crotch	decay, cavities	No impact		
203	sassafras	15	15	75	Codominant	15		70			REMOVE																				restricted root zone, hardscape conflict	wire in trunk		Inside LCG	fence against trunk	
204	flowering dogwood	10	10	75	Understory	10		60			REMOVE																				girdling	multiple leaders, weak crotch	asymmetric crown	Inside LCG		
205	eastern red cedar	15	15	65	Codominant	10		60			REMOVE																				restricted root zone, hardscape conflict	wire in trunk	asymmetric crown, poor distribution, conflicting branches	Inside LCG	fence against trunk	
206	sassafras	14	14	55	Suppressed	5		40			REMOVE																				decay	decay, cavities, multiple weak crotches, heavy vines	asymmetric crown, poor distribution, heavy vines	Inside LCG	Declining	
207	sassafras	10	10	50	Suppressed	5		50			PRESERVE																					wire in trunk	asymmetric crown, poor distribution	40-50%	fence through trunk	
208	Callery pear	15	15	65	Codominant	20		70			PRESERVE																				multiple weak crotches	asymmetric crown, heavy vines	No impact			
209	eastern red cedar	11	11	40	Suppressed	5		20			PRESERVE																				restricted root zone	wire in trunk	asymmetric crown, poor distribution	35-45%	Declining	
210	black cherry	15,16	22	55	Codominant	20		70			PRESERVE																				restricted root zone, hardscape conflict	wire in trunk, weak crotch, vertical crack, poor structure	heavy vines, asymmetric crown, poor distribution		Declining, fence against trunk	
211	scarlet oak	24	24	0						X	X	X																						No impact	Dead	
212	red maple	16	16	75	Codominant	20		70			PRESERVE																						heavy vines	asymmetric crown, heavy vines	No impact	
213	black walnut	14	14	70	Codominant	15		70			PRESERVE																						heavy vines	asymmetric crown, heavy vines	10-20%	
214	black cherry	16	16	70	Dominant	20		70			PRESERVE																					restricted root zone	wire in trunk	asymmetric crown	35-45%	fence against trunk
215	red mulberry	22,14,14,14,10,10	37	50	Isolated	15		50			REMOVE																					decay, damaged root plate	multiple weak crotches, cavities, decay, vertical crack, weak crotch	asymmetric crown, heavy vines, conflicting branches, deadwood	Inside LCG	Declining
216	red maple	15	15	70	Isolated	15		80			PRESERVE																					buried root flair, exposed roots, mower damage	multiple leaders, poor structure		No impact	Remove mulch from root flare.
217	Norway spruce	15	15	75	Isolated	5		80			PRESERVE																					buried root flair, exposed roots, mower damage			No impact	Remove mulch from root flare.
218	Norway spruce	19	19	75	Isolated	20		80			PRESERVE	X	X	X																		exposed roots, mower damage, surface roots, buried root flair, girdling			25-35%	Remove mulch from root flare.
219	Norway spruce	27	27	70	Isolated	25		90			REMOVE																					exposed roots, surface roots, mower damage, buried root flair		conflicting branches	Inside LCG	Remove mulch from root flare.
220	Norway spruce	24	24	80	Isolated	10		90			REMOVE																					exposed roots, surface roots, mower damage			Inside LCG	

dbh = Diameter at Breast Height (measured 4.5 feet above ground).
 TRZ = Typical Root Zone = 1 foot radius per inch of tree diameter. TRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.
 Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.
 *DEAD TREE - Tree greater than 12" that is dead or near dead with no chance of recovery.
 *POOR CONDITION TREE - trees whose roots, trunk, scaffold branches, small branches and twigs, foliage and buds have been evaluated and documented through field observation using the guidance from the "Condition" factor for plant appraisal methodologies provided in the latest edition of the Guide for Plant Appraisal, rated 40% or less on a scale of 0 to 100. Trees rated above
 * OFF SITE/CO-OWNED TREE - Tree is either off site or co-owned tree. Removal or arboricultural treatment is prohibited without written permission from landowner. Where permission has not been granted by adjacent landowners location and diameter measurements are "estimated" and the trees condition "assessed visually from proposed development site".
 * TREE PROTECTION FENCING (TP) - See TP detail for installation methods and materials.
 * ROOT PRUNING (RP) - See RP detail for methods and materials.
 * MULCHING - Chips or shredded hardwood mulch from clearing operation may be used. Mulch to be spread where root pruning has occurred to a depth of 4 inches extending 10 feet into the tree save area. See mulching detail.
 * PRUNE - Crown Clean Pruning (1.5" -2.0 branch size) - Remove all dead, dying, and diseased limbs 2" in diameter and larger, measured at the point of attachment. All pruning work performed shall meet or exceed industry standards as most recently published by American national standards institute (ANSI).
 * VINE REMOVAL - A 4' section of vines that impact roots, trunk, or canopy will be removed from the base of the tree. Care shall be taken not to damage tree trunk or bark. Vines tangled in crown should be left in place to die naturally. Care shall be taken not to damage tree crown.
 * REMOVE DEBRIS - Remove foreign objects from tree trunk or roots (see note for specific debris to be removed).
 * HAND REMOVAL - Trees that are set back within tree save areas, straddling or directly adjacent to the limits of clearing and grading shall be felled by hand using a chainsaw. Care shall be taken to avoid damage to surrounding trees, understory vegetation and soil conditions. Stumps should be left in place. If a stump must be removed, this shall be done using a stump-grinding
 Tree Survey Information Completed by Tree Preservation Consultants, LLC - Arborist Brian Howard - ISA #MA-4677A

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



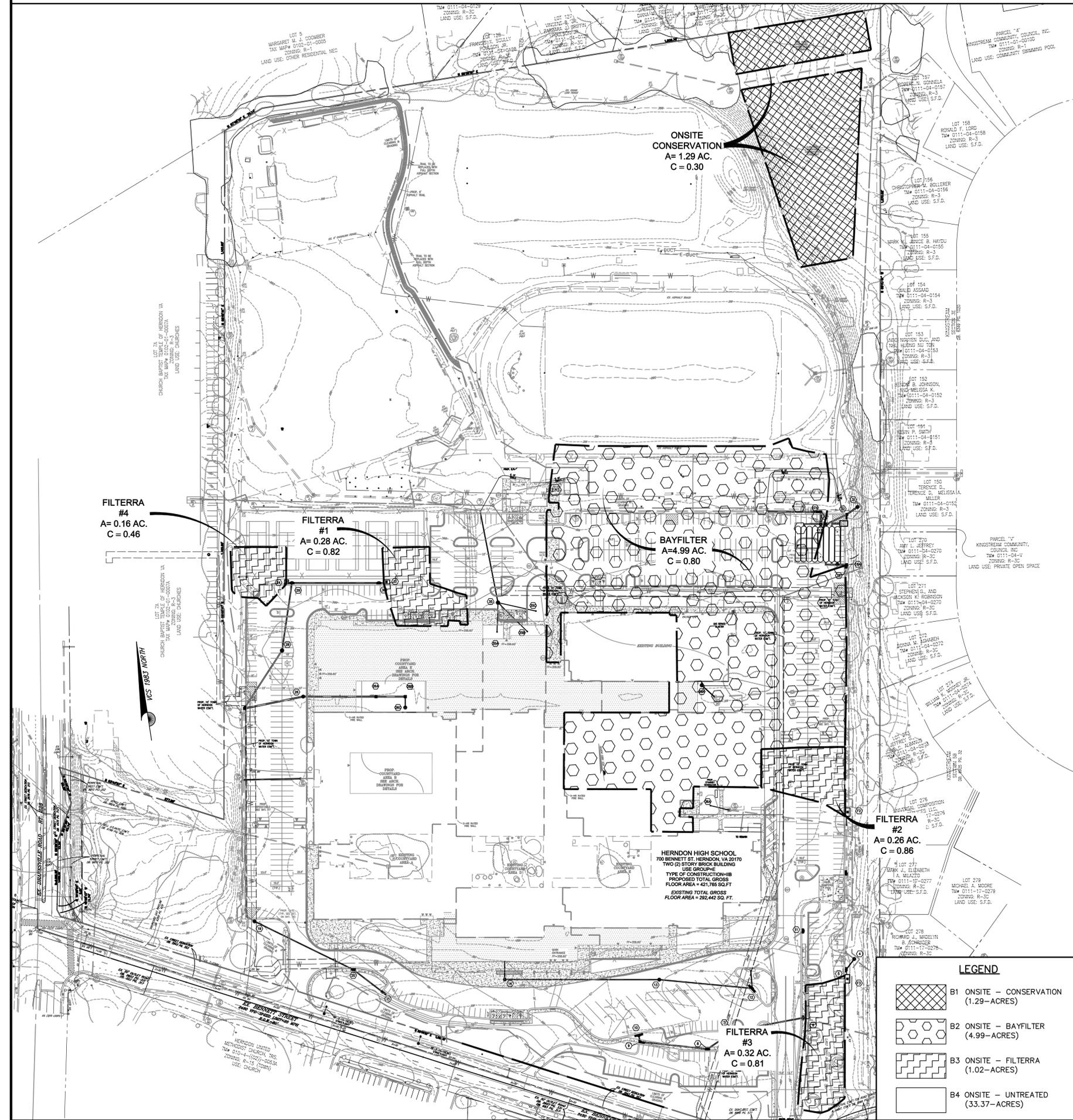
TREE PRESERVATION INVENTORY & ANALYSIS
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 PRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 REV. #1-15 COUNTY ACCEPTANCE REVIEW COMMENTS
 REV. 11-15-15
 REV. 12-21-15

DESIGNED BY: GHG/MSL
 DRAFTED BY: EB
 CHECKED BY: DDD
 DATE: AUGUST 11, 2015
 SCALE: HOR. N/A
 VERT.
 SHEET 12 OF 18
 CO. NO. PCA 89-D-007
 CAD NAME: 13574-TCP CONDITIONS
 LAYOUT: TCP_06
 FILE NO. 13574-14



WATER QUALITY MAP
1"=80'



ONSITE
CONSERVATION
A= 1.29 AC.
C = 0.30

FILTERRA
#4
A= 0.16 AC.
C = 0.46

FILTERRA
#1
A= 0.28 AC.
C = 0.82

BAYFILTER
A=4.99 AC.
C = 0.80

FILTERRA
#2
A= 0.26 AC.
C = 0.86

HERNDON HIGH SCHOOL
700 BENNETT ST., HERNDON, VA 20170
TWO (2) STORY BRICK BUILDING
USE GROUP: H
TYPE OF CONSTRUCTION: HIB
PROPOSED TOTAL GROSS FLOOR AREA = 421,785 SQ. FT.
EXISTING TOTAL GROSS FLOOR AREA = 292,442 SQ. FT.

FILTERRA
#3
A= 0.32 AC.
C = 0.81

LEGEND

	B1 ONSITE - CONSERVATION (1.29-ACRES)
	B2 ONSITE - BAYFILTER (4.99-ACRES)
	B3 ONSITE - FILTERRA (1.02-ACRES)
	B4 ONSITE - UNTREATED (33.37-ACRES)

WATER QUALITY NARRATIVE

THIS 40.67-ACRES SITE IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THIS SITE IS GRANDFATHERED BASED ON "PREVIOUS PERMITS", SEE VPDES PERMIT IN THE COVER SHEET. THEREFORE, THE REQUIRED PHOSPHORUS REMOVAL FOR THIS SITE IS 13.69% PER THE REDEVELOPMENT STANDARD IN PFM 6-0401.2B. IT IS PROPOSED THAT THIS REQUIREMENT WILL BE MET THROUGH THE USE OF AN ONSITE BAYFILTER FACILITY, CONSERVATION EASEMENTS AND 4 FILTERRA BOXES. THE BAYFILTER FACILITY, CONSERVATION EASEMENT AREAS AND FILTERRA BOXES WILL BE PRIVATELY MAINTAINED BY FAIRFAX COUNTY PUBLIC SCHOOLS.

- NOTE:**
1. THE PROPOSED CONSERVATION EASEMENTS ARE WATER QUALITY MANAGEMENT AREAS. BMP CREDIT IS ALLOWED FOR THESE OPEN SPACES. NO USE OR DISTURBANCE OF THESE AREAS IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

BMP FACILITY DESIGN CALCULATIONS

Project Name: **Herndon High School - Renovation & Addition**

II. WATERSHED INFORMATION

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

SUBAREA DESIGNATION & DESCRIPTION (1)	"C" (2)	AREA (AC.) (3)
B1 Onsite - Conservation	0.30	1.29
B2 Onsite - Bayfilter	0.80	4.99
B3 Onsite Filterra	0.83	1.02
B4 Onsite - Untreated	0.54	33.37

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

(A) AREA OF THE SITE (a) 40.67 ACRES

SUBAREA DESIGNATION (1)	"C" (2)	AREA (AC.) (3)	PRODUCT (4)
B1 Onsite - Conservation	0.30	X 1.29	= 0.39
B2 Onsite - Bayfilter	0.80	X 4.99	= 3.99
B3 Onsite Filterra	0.83	X 1.02	= 0.85
B4 Onsite - Untreated	0.54	X 33.37	= 18.02
(b) TOTAL			= 23.25

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.57

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)
B1 Onsite - Conservation		100	X 0.032	X 1.000	= 3.200
B2 Onsite - Bayfilter		50	X 0.123	X 1.404	= 8.635
B3 Onsite Filterra		55	X 0.025	X 1.456	= 2.002
B4 Onsite - Untreated		0	X 0.821	X 0.947	= 0.000
(a) TOTAL					= 13.84

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

- (A) SELECT REQUIREMENT: (a) 13.69 %
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
 OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)
 OR (REDEVELOPMENT SITE - AS CALCULATED)
- (B) IF LINE 3 (a) 13.84 % > LINE 4(a) 13.69 %
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

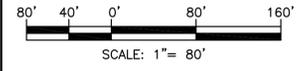
PHOSPHORUS REMOVAL CALCULATIONS FOR REDEVELOPMENT SITES

Project Name: **Herndon High School - Renovation & Addition**
 This site is based upon the "Time Limits" provision per Fairfax Co. Code §124-1-11.A where initial coverage under the State General Permit was obtained. Per the previous PFM §6-0401.2B, the Redevelopment of any property not currently served by one or more BMP's, the required reduction in phosphorus loads will be computed for each site based on this formula:

$[1 - 0.9 \cdot (I^{pre}/I^{post})] \times 100 = \% \text{ P removal}$ "I" = Impervious Area

Site Area =	40.67	Acres
Pre "C" factor =	0.56	"I"pre = 17.76 44%
Post "C" factor =	0.57	"I"post = 18.52 46%

$\% \text{ P Removal} = [1 - 0.9 \cdot (17.76 / 18.52)] \times 100 = 13.69 \%$
 required for site



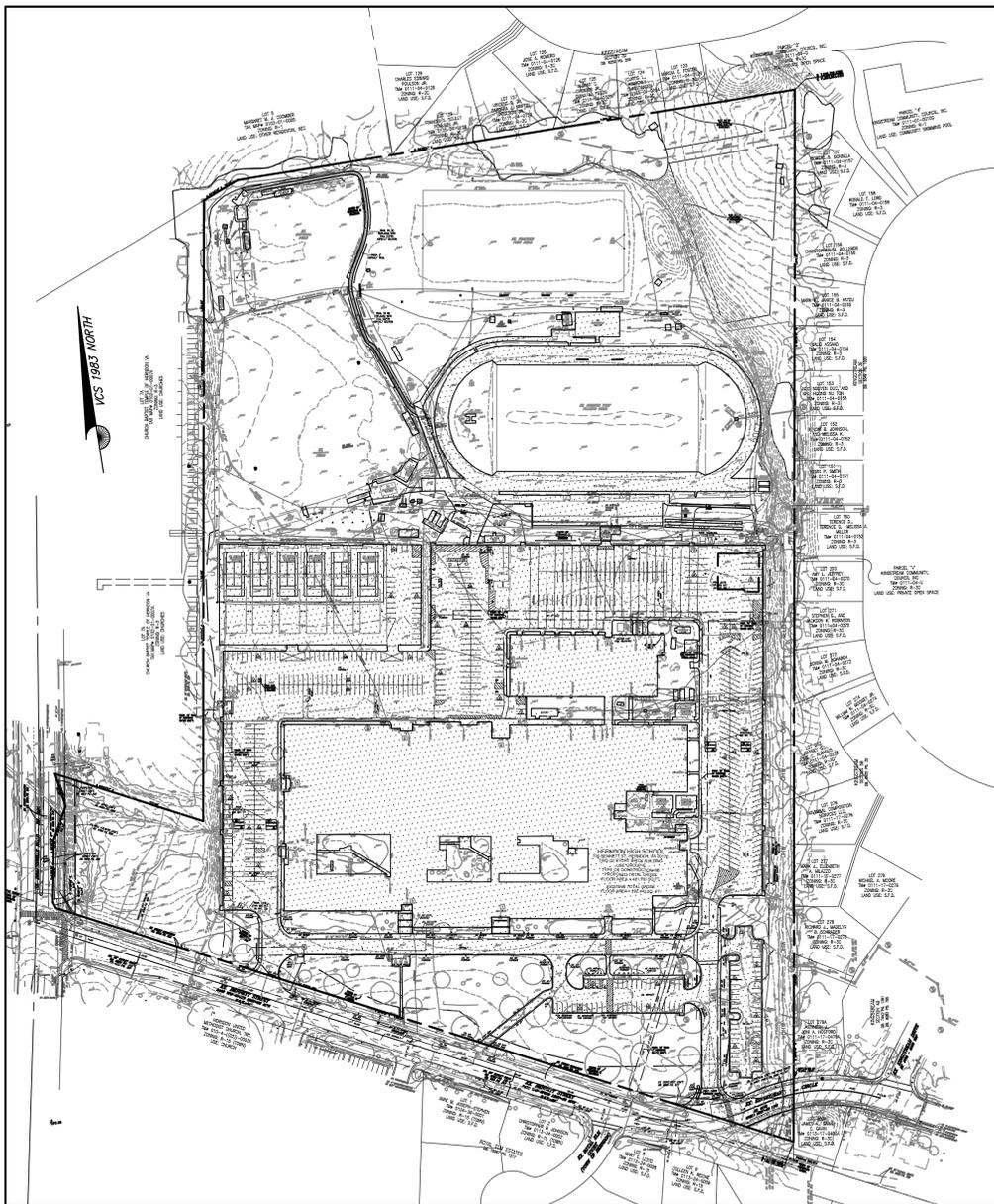
BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com

HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 FAIRFAX COUNTY, VIRGINIA

BMP MAP AND COMPUTATION
 PCA 89-D-007

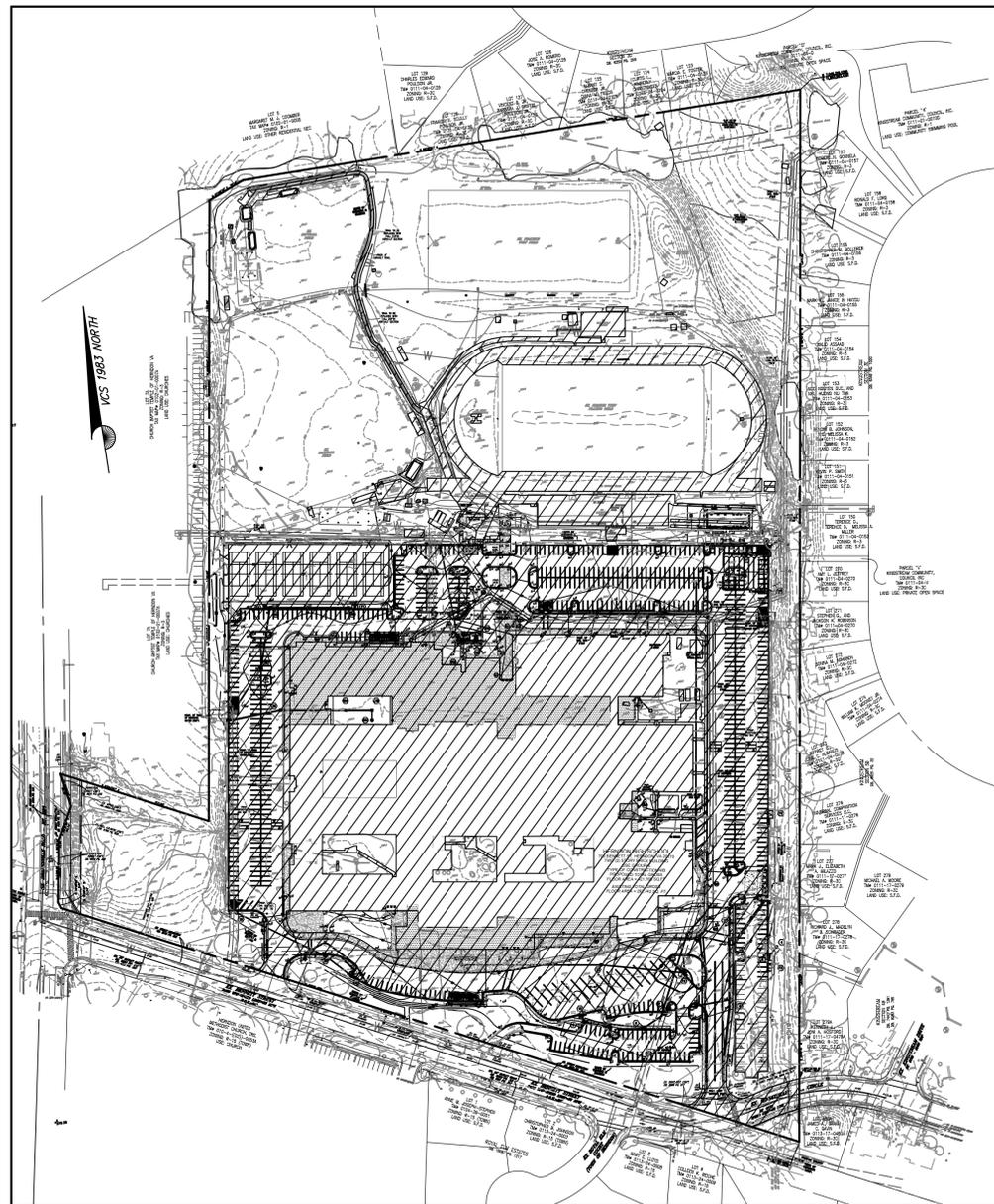
DESIGNED BY: GHG/MSL
 DRAFTED BY: EB
 CHECKED BY: DDD
 DATE: AUGUST 11, 2015
 SCALE: HOR. 1" = 80'
 VERT. 1" = 40'

SHEET 14 OF 18
 CO. NO. PCA 89-D-007
 CAD NAME: 13574-BMP
 LAYOUT: BMP1
 FILE NO. 13574-14



**PRE-DEVELOPMENT
C-FACTOR**
SCALE: 1" = 150'

	AREA	C	C*A
IMPERVIOUS AREA=	17.76 AC	0.90	15.98
LAWN=	22.91 AC	0.30	6.87
TOTAL=	40.67 AC		C=0.56



**POST-DEVELOPMENT
C-FACTOR**
SCALE: 1" = 150'

	AREA	C	C*A
IMPERVIOUS AREA=	18.52 AC	0.90	16.67
LAWN=	22.15 AC	0.30	6.65
TOTAL=	40.67 AC		C=0.57

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 (9-011 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 2 & 4L)
- FDP - P Districts (except PRC) 916-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A (12)&(14))
- PRC Plan (16-303 1E & 1O)
- Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 Sheets 2-3.
- 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.)
Filterra	1.02	0	1.02	247	0	N/A
Chambers (e.g., dry pond A, inft. trench, underground vault, etc.)	4.99	0	4.99	4,891	20,195	N/A
Bayfilter	4.99	0	4.99	50	0	N/A
Totals	6.01	0	6.01	5,188	20,195	N/A

*The same on-site area is served by the Chamber system and the Bayfilter; thus, the served acres are not cumulative
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3-4. Pond inlet and outlet pipe systems are shown on Sheet 3-4.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3-4. Type of maintenance access road surface noted on the plat is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6-8.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheets 10-11.
- 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 14.
- A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 13.
- 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 2-4.
- A submission waiver is requested for N/A
- Stormwater management is not required because N/A

Revised 2-21-2006

STORMWATER MANAGEMENT NARRATIVE

THIS 40.67-ACRES SITE IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THE PRE-DEVELOPMENT CONDITION TOTAL RELEASE FROM THIS SITE IS 124.12-CFS AND 165.58-CFS FOR THE 2- AND 10-YEAR STORMS, RESPECTIVELY. THERE ARE NO EXISTING STORMWATER MANAGEMENT FACILITIES ONSITE. IN ORDER TO MEET SWM RELEASE REQUIREMENTS FOR THE SITE, THIS PLAN PROPOSES FOR THE CONSTRUCTION OF AN UNDERGROUND ADS MC-4500 DETENTION SYSTEM.

STORMWATER MANAGEMENT ALLOWABLE RELEASE COMPUTATIONS

Project Name: Herndon High School - Renovation & Addition

Onsite Pre-Development: Flow Calculations

Storm Frequency	Cf	C	I (in./hr)	Area (Ac.)	Peak Flow (cfs)
2-Year (Site Area)	1.00	0.56	5.45	40.67	124.12
10-Year (Site Area)	1.00	0.56	7.27	40.67	165.58

Post-Development: Controlled/Uncontrolled Areas

Description:	Weighted "C"	I (in./hr)	Area (Ac.)	Peak Flow (cfs)
Onsite Detained				
2-Year	0.80	5.45	4.99	21.76
10-Year	0.80	7.27	4.99	29.02
Onsite Undetained				
2-Year	0.54	5.45	35.68	105.01
10-Year	0.54	7.27	35.68	140.07
Total Onsite Area =				40.67

Offsite Detained	Weighted "C"	I (in./hr)	Area (Ac.)	Peak Flow (cfs)
2-Year	0.00	5.45	0.00	0.00
10-Year	0.00	7.27	0.00	0.00

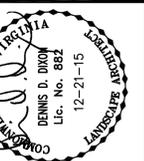
Onsite & Offsite Composite "C" to Detention Facility = 0.80

OVERALL SITE Post-Development Discharge

Storm Frequency	SWM Release (cfs)	+	Post-Onsite Undetained (cfs)	=	Post-Development Outflow (cfs)
2-Year	12.40	+	105.01	=	117.41
10-Year	17.24	+	140.07	=	157.31

**Time of concentration for Pre and Post development computations is 5 minutes.

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcconsultants.com



STORMWATER MANAGEMENT CALCULATIONS
PCA 89-D-007
HERNDON HIGH SCHOOL
RENOVATION & ADDITION
HERNDON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS
REV. 11-13-15
REV. 12-21-15
DESIGNED BY: GHG/MSL
DRAFTED BY: EB
CHECKED BY: DDD
DATE: AUGUST 11, 2015
SCALE: HOR. 1" = 150'
VERT.
SHEET 15 OF 18
CO. NO. PCA 89-D-007
CAD NAME: 13574-SWM
LAYOUT: SWM
FILE NO. 13574-14

OUTLET CONNECTIVITY

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 344.53 ft
 Increment = .10 ft
 Max. Elev.= 351.20 ft

OUTLET CONNECTIVITY

---> Forward Flow Only (UpStream to DnStream)
 <--- Reverse Flow Only (DnStream to UpStream)
 <---> Forward and Reverse Both Allowed

Structure	No.	Outfall	E1, ft	E2, ft
Orifice-Circular	01	--->	C1 345.340	351.200
Culvert-Circular	C1	--->	TW 345.340	351.200
Orifice-Circular	02	--->	C2 348.850	351.200
Culvert-Circular	C2	--->	TW 348.850	351.200
TW SETUP, DS Channel				

OUTLET STRUCTURE INPUT DATA

Structure ID = 01
 Structure Type = Orifice-Circular

of Openings = 1
 Invert Elev. = 345.34 ft
 Diameter = 1.2500 ft
 Orifice Coeff. = .600

Structure ID = C1
 Structure Type = Culvert-Circular

No. Barrels = 1
 Barrel Diameter = 1.2500 ft
 Upstream Invert = 345.34 ft
 Dnstream Invert = 345.20 ft
 Horiz. Length = 9.00 ft
 Barrel Length = 9.00 ft
 Barrel Slope = .01555 ft/ft

OUTLET CONTROL DATA...
 Mannings n = .0130
 Ke = .5000 (forward entrance loss)
 Kb = .023225 (per ft of full flow)
 Kr = .5000 (reverse entrance loss)
 HW Convergence = .001 +/- ft

INLET CONTROL DATA...
 Equation form = 1
 Inlet Control K = .0098
 Inlet Control M = 2.0000
 Inlet Control c = .03980
 Inlet Control Y = .6700
 T1 ratio (HW/D) = .000
 T2 ratio (HW/D) = 1.299
 Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
 Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
 At T1 Elev = 345.34 ft ---> Flow = 4.80 cfs
 At T2 Elev = 346.96 ft ---> Flow = 5.49 cfs

Structure ID = 02
 Structure Type = Orifice-Circular

of Openings = 1
 Invert Elev. = 348.85 ft
 Diameter = 1.7500 ft
 Orifice Coeff. = .600

Structure ID = C2
 Structure Type = Culvert-Circular

No. Barrels = 1
 Barrel Diameter = 1.7500 ft
 Upstream Invert = 348.85 ft
 Dnstream Invert = 345.00 ft
 Horiz. Length = 35.00 ft
 Barrel Length = 35.21 ft
 Barrel Slope = .11000 ft/ft

OUTLET CONTROL DATA...
 Mannings n = .0130
 Ke = .5000 (forward entrance loss)
 Kb = .014830 (per ft of full flow)
 Kr = .5000 (reverse entrance loss)
 HW Convergence = .001 +/- ft

INLET CONTROL DATA...
 Equation form = 1
 Inlet Control K = .0098
 Inlet Control M = 2.0000
 Inlet Control c = .03980
 Inlet Control Y = .6700
 T1 ratio (HW/D) = .000
 T2 ratio (HW/D) = 1.252
 Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
 Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...
 At T1 Elev = 348.85 ft ---> Flow = 11.14 cfs
 At T2 Elev = 351.04 ft ---> Flow = 12.73 cfs

Structure ID = TW
 Structure Type = TW SETUP, DS Channel

FREE OUTFALL CONDITIONS SPECIFIED

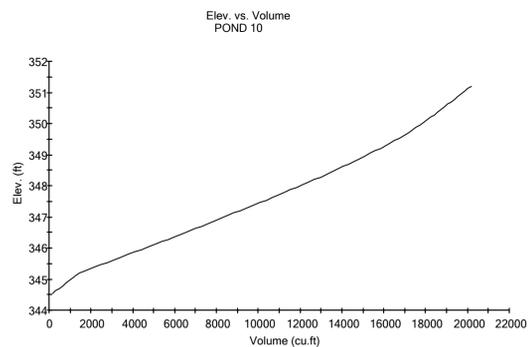
CONVERGENCE TOLERANCES...
 Maximum Iterations = 40
 Min. TW tolerance = .01 ft
 Max. TW tolerance = .01 ft
 Min. HW tolerance = .01 ft
 Max. HW tolerance = .01 ft
 Min. Q tolerance = .00 cfs
 Max. Q tolerance = .00 cfs

POND VOLUME

USER DEFINED VOLUME RATING TABLE

Elevation (ft)	Volume (cu.ft)
344.53	163
345.20	1467
345.53	2785
345.87	4093
346.20	5386
346.53	6663
346.87	7921
347.20	9157
347.53	10366
347.87	11544
348.20	12688
348.53	13790
348.87	14844
349.20	15840
349.53	16760
349.87	17552
350.20	18238
351.20	20195

VOLUME COMPUTATIONS PROVIDED BY ADS



DETENTION VOLUME

Pond Node Data = POND 10
 Pond Volume Data = POND 10
 Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS
 Starting WS Elev = 348.81 ft
 Starting Volume = 14672 cu.ft
 Starting Outflow = 6.92 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Qout = 6.92 cfs
 Time Increment = 1.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	2S/t + O cfs
344.53	.00	163	.00	.00	5.43
344.63	.00	346	.00	.00	11.55
344.73	.00	550	.00	.00	18.34
344.83	.00	743	.00	.00	24.76
344.93	.00	937	.00	.00	31.25
345.03	.00	1141	.00	.00	38.04
345.13	.00	1325	.00	.00	44.16
345.23	.00	1591	.00	.00	53.04
345.33	.00	1981	.00	.00	66.04
345.34	.00	2018	.00	.00	67.26
345.43	.02	2375	.00	.02	79.17
345.53	.09	2785	.00	.09	92.94
345.63	.18	3154	.00	.18	105.33
345.73	.31	3563	.00	.31	119.07
345.83	.47	3948	.00	.47	132.06
345.93	.65	4336	.00	.65	145.18
346.03	.87	4741	.00	.87	158.91
346.13	1.11	5104	.00	1.11	171.26
346.23	1.37	5507	.00	1.37	184.92
346.33	1.67	5885	.00	1.67	197.83
346.43	2.00	6266	.00	2.00	210.87
346.53	2.39	6663	.00	2.39	224.50
346.63	2.77	7019	.00	2.77	236.75
346.73	3.03	7413	.00	3.03	250.12
346.83	3.28	7783	.00	3.28	262.69
346.93	3.52	8155	.00	3.52	275.34
347.03	3.76	8542	.00	3.76	288.50
347.13	3.99	8889	.00	3.99	300.27
347.23	4.21	9271	.00	4.21	313.24
347.33	4.43	9630	.00	4.43	325.42
347.43	4.64	9991	.00	4.64	337.66
347.53	4.85	10366	.00	4.85	350.37
347.63	5.06	10700	.00	5.06	361.73
347.73	5.25	11049	.00	5.25	372.87
347.83	5.49	11400	.00	5.49	383.87
347.93	5.74	11760	.00	5.74	394.74
348.03	6.00	12130	.00	6.00	405.48
348.13	6.27	12510	.00	6.27	416.09
348.23	6.55	12900	.00	6.55	426.57
348.33	6.84	13300	.00	6.84	436.92
348.43	7.14	13710	.00	7.14	447.14
348.53	7.45	14130	.00	7.45	457.24
348.63	7.77	14560	.00	7.77	467.21
348.73	8.10	15000	.00	8.10	477.06
348.83	8.44	15450	.00	8.44	486.79
348.93	8.79	15910	.00	8.79	496.40
349.03	9.15	16380	.00	9.15	505.89
349.13	9.52	16860	.00	9.52	515.26
349.23	9.90	17350	.00	9.90	524.51
349.33	10.29	17850	.00	10.29	533.64
349.43	10.69	18360	.00	10.69	542.65
349.53	11.10	18880	.00	11.10	551.54
349.63	11.52	19410	.00	11.52	560.31
349.73	11.95	19950	.00	11.95	568.96
349.83	12.39	20500	.00	12.39	577.49
349.93	12.84	21060	.00	12.84	585.90
350.03	13.30	21630	.00	13.30	594.19
350.13	13.77	22210	.00	13.77	602.36
350.23	14.25	22800	.00	14.25	610.41
350.33	14.74	23400	.00	14.74	618.34
350.43	15.24	24010	.00	15.24	626.15
350.53	15.75	24630	.00	15.75	633.84
350.63	16.27	25260	.00	16.27	641.41
350.73	16.80	25900	.00	16.80	648.86
350.83	17.34	26550	.00	17.34	656.19
350.93	17.89	27210	.00	17.89	663.40
351.03	18.45	27880	.00	18.45	670.49
351.13	19.02	28560	.00	19.02	677.46
351.20	19.60	29260	.00	19.60	684.31

POST DEVELOPMENT 2-YEAR ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 348.81 ft
 Starting Volume = 14672 cu.ft
 Starting Outflow = 6.92 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Qout = 6.92 cfs
 Time Increment = 1.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 21.75 cfs at 5.00 min
 Peak Outflow = 12.40 cfs at 12.00 min
 Peak Elevation = 350.23 ft
 Peak Storage = 18291 cu.ft

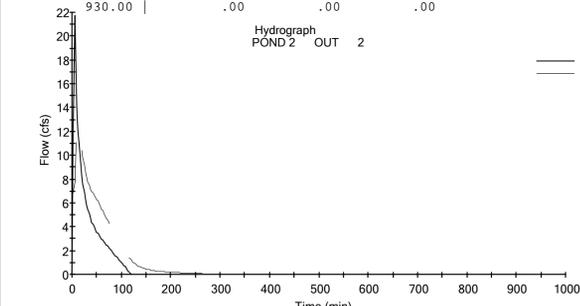
POND ROUTED TOTAL OUTFLOW HYG...

HYG file =
 HYG ID = POND 10 OUT
 HYG Tag = 2

Peak Discharge = 12.40 cfs
 Time to Peak = 12.00 min
 HYG Volume = 44605 cu.ft

HYDROGRAPH ORDINATES (cfs)
 Output Time increment = 1.00 min
 Time on left represents time for first value in each row.

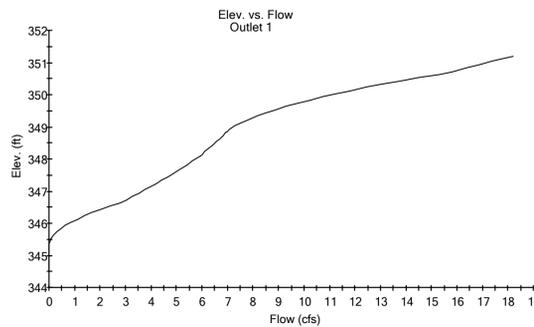
Time min	6.92	6.81	6.80	6.90	7.14
0.00	6.92	6.81	6.80	6.90	7.14
5.00	7.75	8.66	9.68	10.72	11.53
10.00	12.05	12.30	12.40	12.37	12.22
15.00	11.98	11.69	11.39	11.09	10.79
20.00	10.48	10.17	9.89	9.63	9.39
25.00	9.15	8.92	8.72	8.53	8.35
30.00	8.18	8.02	7.85	7.73	7.60
35.00	7.47	7.34	7.23	7.13	7.05
40.00	6.98	6.91	6.84	6.78	6.73
45.00	6.66	6.66	6.66	6.66	6.66
50.00	6.43	6.43	6.43	6.43	6.43
55.00	6.27	6.27	6.27	6.27	6.27
60.00	6.17	6.17	6.17	6.17	6.17
65.00	6.12	6.12	6.12	6.12	6.12
70.00	6.10	6.10	6.10	6.10	6.10
75.00	6.10	6.10	6.10	6.10	6.10
80.00	6.10	6.10	6.10	6.10	6.10
85.00	6.10	6.10	6.10	6.10	6.10
90.00	6.10	6.10	6.10	6.10	6.10
95.00	6.10	6.10	6.10	6.10	6.10
100.00	6.10	6.10	6.10	6.10	6.10



COMPOSITE OUTFLOW SUMMARY

***** COMPOSITE OUTFLOW SUMMARY *****

WS Elev, Total Q	Converge	Notes
Elev. ft	Q cfs	TW Elev Error +/-ft
344.53	.00	Free Outfall (no Q: 01,C1,02,C2)
344.63	.00	Free Outfall (no Q: 01,C1,02,C2)
344.73	.00	Free Outfall (no Q: 01,C1,02,C2)
344.83	.00	Free Outfall (no Q: 01,C1,02,C2)
344.93	.00	Free Outfall (no Q: 01,C1,02,C2)
345.03	.00	Free Outfall (no Q: 01,C1,02,C2)
345.13	.00	Free Outfall (no Q: 01,C1,02,C2)
345.23	.00	Free Outfall (no Q: 01,C1,02,C2)
345.33	.00	Free Outfall (no Q: 01,C1,02,C2)
345.34	.00	Free Outfall (no Q: 01,C1,02,C2)
345.43	.02	Free Outfall 01,C1 (no Q: 02,C2)
345.53	.09	Free Outfall 01,C1 (no Q: 02,C2)
345.93	.65	Free Outfall 01,C1 (no Q: 02,C2)
346.63	2.77	Free Outfall 01,C1 (no Q: 02,C2)
348.85	6.98	Free Outfall 01,C1 (no Q: 02,C2)
348.93	7.09	Free Outfall 01,C1,02,C2
351.20	18.21	Free Outfall 01,C1,02,C2



POST DEVELOPMENT 10-YEAR ROUTING SUMMARY

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 348.81 ft
 Starting Volume = 14672 cu.ft
 Starting Outflow = 6.92 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Qout = 6.92 cfs
 Time Increment = 1.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 29.01 cfs at 5.00 min
 Peak Outflow = 17.24 cfs at 11.00 min
 Peak Elevation = 351.00 ft
 Peak Storage = 19814 cu.ft

POND ROUTED TOTAL OUTFLOW HYG...

HYG file =
 HYG ID = POND 10 OUT
 HYG Tag = 10

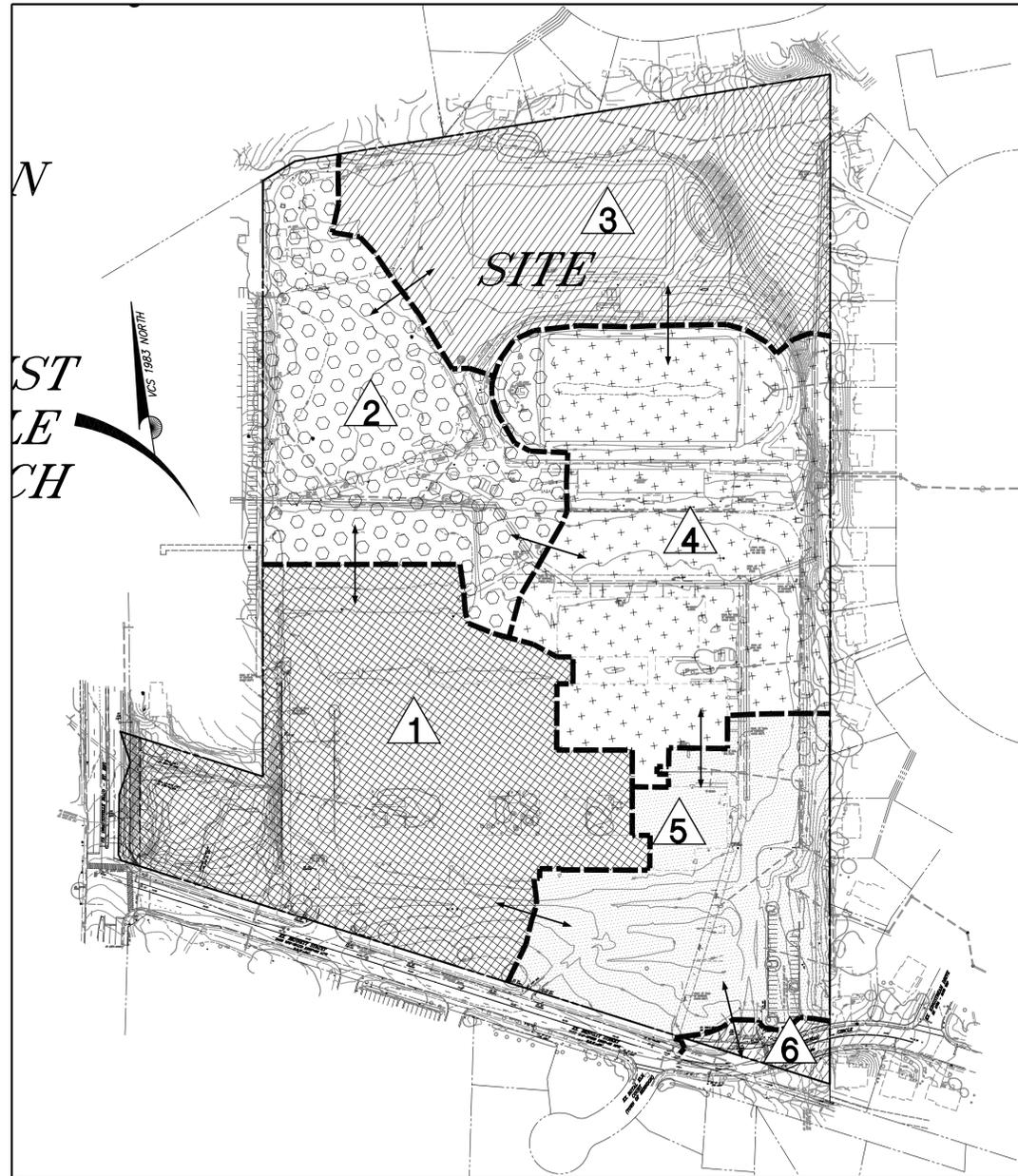
Peak Discharge = 17.24 cfs
 Time to Peak = 11.00 min
 HYG Volume = 55199 cu.ft

HYDROGRAPH ORDINATES (cfs)
 Output Time increment = 1.00 min
 Time on left represents time for first value in each row.

Time min	6.92	6.82	6.87	7.08	7.69
0.00	6.92	6.82	6.87	7.08	7.69
5.00	9.02	11.29	13.84	15.77	16.66
10.00	17.10	17.24	17.24	17.10	16.85
15.00	16.47	16.04	15.59	15.03	14.34
20.00	13.72	13.16	12.67	12.23	11.83
25.00	11.43	11.08	10.75	10.44	10.14
30.00	9.86	9.61	9.39	9.17	8.97
35.00	8.78	8.60	8.43	8.28	8.13
40.00	7.98	7.84	7.72	7.61	7.49
45.00	7.37	7.27	7.18	7.09	7.03
50.00	6.97	6.91	6.85	6.80	6.74
55.00	6.69	6.62	6.56	6.50	6.43
60.00	6.47	6.41	6.34	6.28	6.21
65.00	6.29	6.23	6.16	6.10	6.03
70.00	6.14				

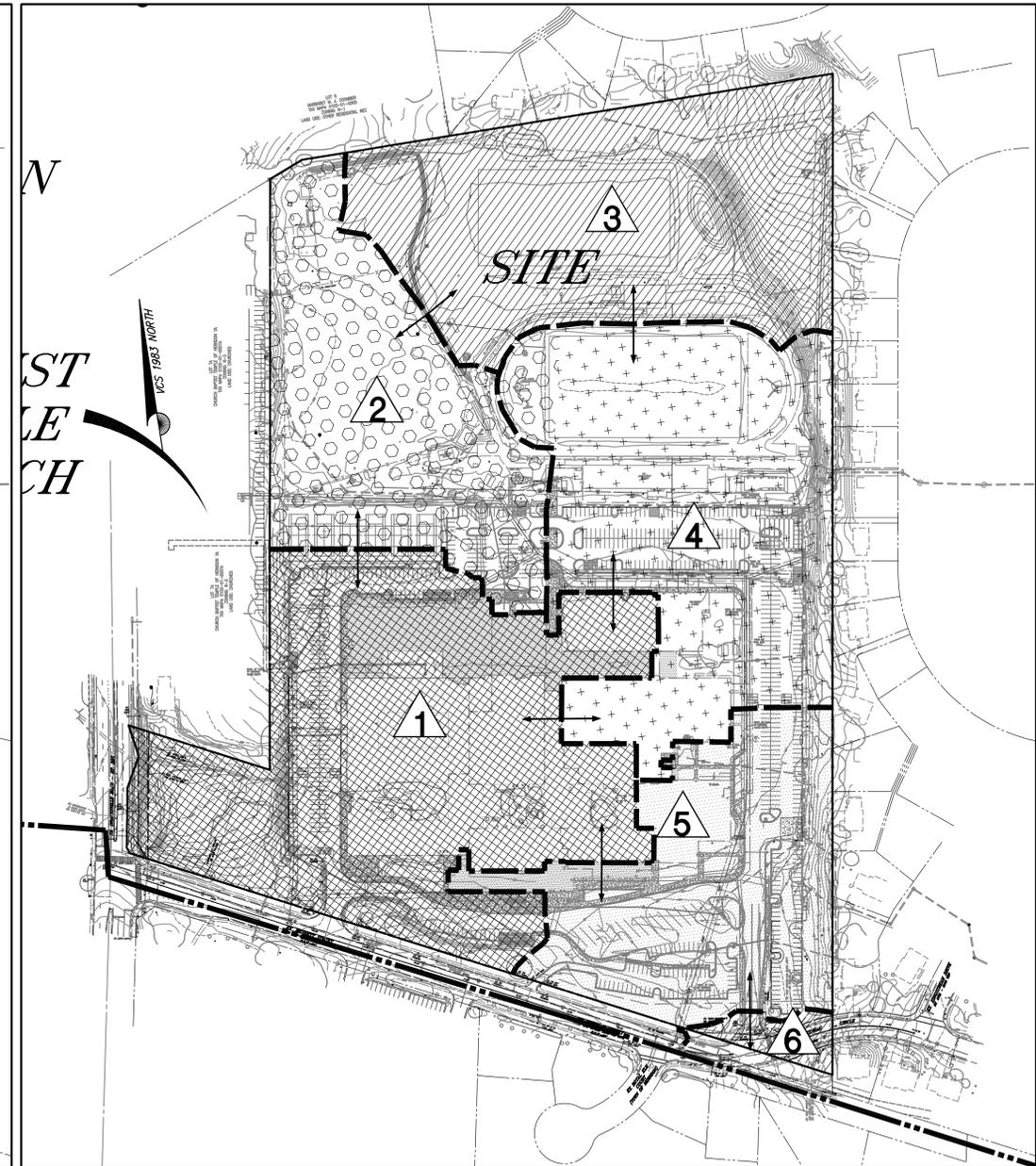
PRE-DEVELOPMENT DRAINAGE DIVIDES

SCALE: 1" = 150'



POST-DEVELOPMENT DRAINAGE DIVIDES

SCALE: 1" = 150'



ADEQUATE OUTFALL NARRATIVE

OUTFALL #1

THE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) WILL BE ADDRESSED UTILIZING PFM SECTIONS §6-0203.2A, §6-0203.3B(1), AND §6-0203.3B(3). THE OUTFALL ANALYSIS WILL EXTEND 150 FEET DOWNSTREAM OF ITS CONFLUENCE OF A DRAINAGE AREA THAT IS AT LEAST 90% OF WHERE THE DRAINAGE IMPROVEMENTS STOP. THE DISCHARGE WITHIN THE EXTENT OF REVIEW IS CONVEYED WITHIN AN EXISTING ENCLOSED STORM SEWER SYSTEM AND A NATURAL OPEN CHANNEL. BOTH SYSTEMS HAVE BEEN ANALYZED USING PFM METHODOLOGIES §6-0203.3B(1) AND §6-0203.3B(3) TO DETERMINE ITS ADEQUACY. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

OUTFALL #2

THE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) WILL BE ADDRESSED UTILIZING PFM SECTIONS §6-0203.2A AND §6-0203.3B(3). THE OUTFALL ANALYSIS WILL EXTEND 150 FEET DOWNSTREAM OF ITS CONFLUENCE OF A DRAINAGE AREA THAT IS AT LEAST 90% OF WHERE THE DRAINAGE IMPROVEMENTS STOP. THE DISCHARGE WITHIN THE EXTENT OF REVIEW IS CONVEYED WITHIN AN EXISTING ENCLOSED STORM SEWER SYSTEM THAT HAS BEEN ANALYZED USING PFM METHODOLOGY §6-0203.3B(3) TO DETERMINE ITS ADEQUACY. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

OUTFALL #3

NO DRAINAGE IMPROVEMENTS ARE BEING PROPOSED TO THE STORM SYSTEM THAT DISCHARGES TO THIS OUTFALL. THUS, THERE IS NO EXTENT OF REVIEW REQUIRED FOR AN OUTFALL ANALYSIS.

OUTFALL #4

THE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) WILL BE ADDRESSED UTILIZING PFM SECTIONS §6-0203.2A AND §6-0203.3B(3). THE OUTFALL ANALYSIS WILL EXTEND 150 FEET DOWNSTREAM OF ITS CONFLUENCE OF A DRAINAGE AREA THAT IS AT LEAST 90% OF WHERE THE DRAINAGE IMPROVEMENTS STOP. THE DISCHARGE WITHIN THE EXTENT OF REVIEW IS CONVEYED WITHIN AN EXISTING ENCLOSED STORM SEWER SYSTEM THAT HAS BEEN ANALYZED USING PFM METHODOLOGY §6-0203.3B(3) TO DETERMINE ITS ADEQUACY. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

OUTFALL #5

THE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) WILL BE ADDRESSED UTILIZING PFM SECTIONS §6-0203.2A AND §6-0203.3B(3). THE OUTFALL ANALYSIS WILL EXTEND 150 FEET DOWNSTREAM OF ITS CONFLUENCE OF A DRAINAGE AREA THAT IS AT LEAST 90% OF WHERE THE DRAINAGE IMPROVEMENTS STOP. THE DISCHARGE WITHIN THE EXTENT OF REVIEW IS CONVEYED WITHIN AN EXISTING ENCLOSED STORM SEWER SYSTEM THAT HAS BEEN ANALYZED USING PFM METHODOLOGY §6-0203.3B(3) TO DETERMINE ITS ADEQUACY. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

OUTFALL #6

THE FLOW TO THIS OUTFALL IS SHEET FLOW WITH NO CHANGE IN DISCHARGE. THERE ARE NO SIGNS OF EROSION; THUS, IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

SYMBOL	OUTFALL #	DESCRIPTION	PRE-DEV. AREA (AC.)	PRE-DEV. C-FACTOR	PRE-DEV. FLOW	PRE Q ₂ (CFS)	PRE Q ₁₀ (CFS)	POST-DEV. AREA (AC.)	POST-DEV. C-FACTOR	CHANGE IN FLOW	POST-DEV. FLOW (AC)	POST Q ₂ (CFS)	POST Q ₁₀ (CFS)	ADEQUACY CONCLUSION
[Cross-hatch symbol]	1	ONSITE - EX. OFFSITE CULVERT	10.40	0.70	CONCENTRATED	39.68	52.93	11.21	0.72	INCREASE	CONCENTRATED	43.99	58.68	ADEQUATE PER PFM §6-0203.2A SEE SHT. 17
[Hexagon symbol]	2	ONSITE - EX. ONSITE INLET	6.48	0.48	CONCENTRATED	16.95	22.61	6.19	0.45	DECREASE	CONCENTRATED	15.18	20.25	ADEQUATE PER PFM §6-0203.2A SEE SHT. 17
[Diagonal lines symbol]	3	ONSITE - EX. OFFSITE DITCH	8.20	0.33	CONCENTRATED	14.75	19.67	8.20	0.33	NO CHANGE	CONCENTRATED	14.75	19.67	NO DRAINAGE IMPROVEMENTS
[Cross-hatch symbol]	4	ONSITE - EX. INLETS ONSITE	9.57	0.64	CONCENTRATED	33.38	44.53	8.94	0.61	DECREASE	CONCENTRATED	*20.37	*27.85	ADEQUATE PER PFM §6-0203.2A SEE SHT. 17
[Cross-hatch symbol]	5	ONSITE - EX. INLETS ONSITE	5.60	0.60	CONCENTRATED	18.31	24.43	5.72	0.70	INCREASE	CONCENTRATED	21.82	29.11	ADEQUATE PER PFM §6-0203.2A SEE SHT. 17
[Diagonal lines symbol]	6	ONSITE - SHEET FLOW	0.41	0.64	SHEET	1.43	1.91	0.41	0.64	NO CHANGE	SHEET	1.43	1.91	NO DRAINAGE IMPROVEMENTS

ADEQUATE OUTFALL ANALYSIS

PCA 89-D-007

HERNDON HIGH SCHOOL
RENOVATION & ADDITION

FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: GHG/MSL
DRAFTED BY: EB
CHECKED BY: DDD
DATE: AUGUST 11, 2015
SCALE: HOR. AS-SHOWN
VERT.

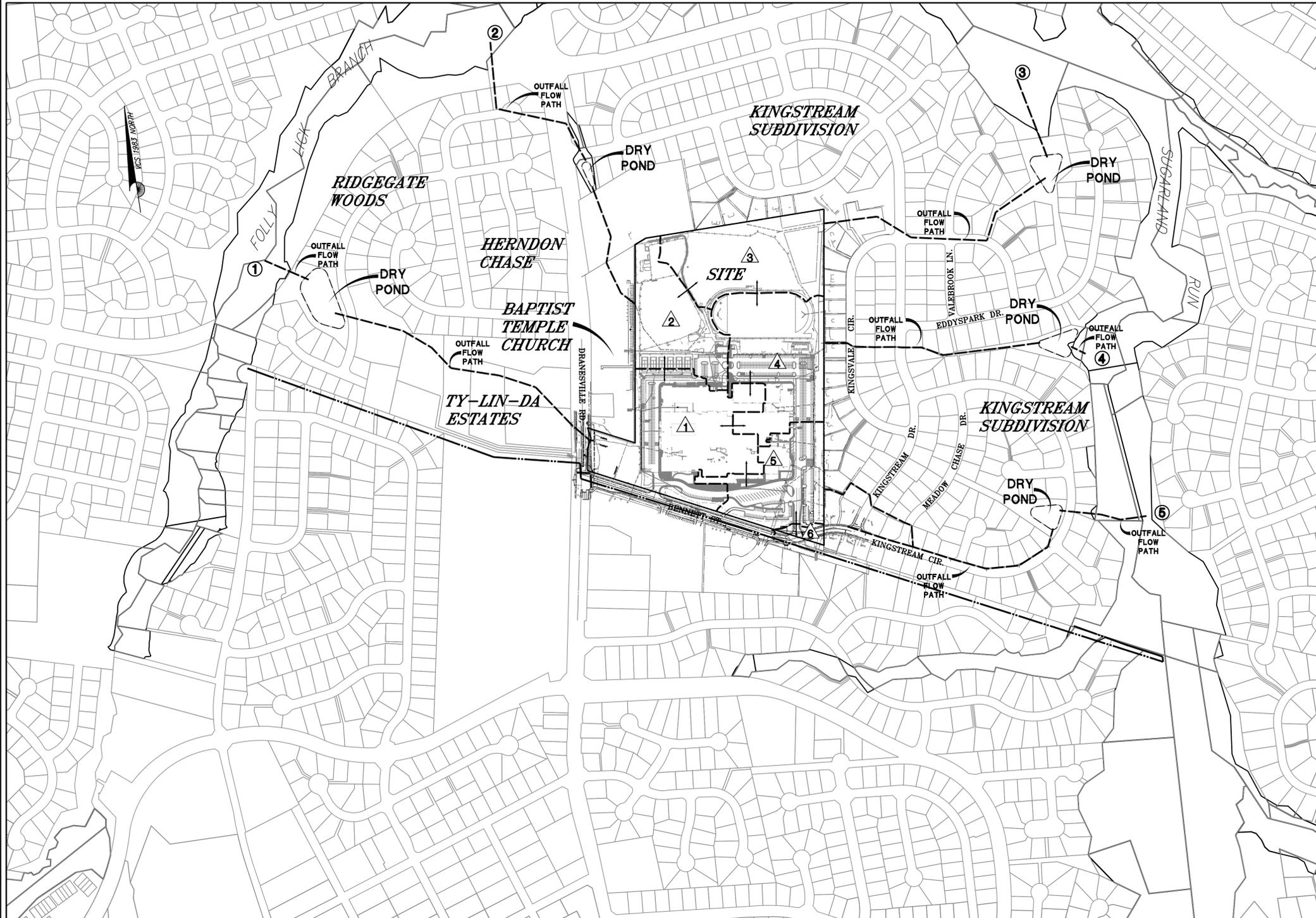
SHEET 17 OF 18
CO. NO. PCA 89-D-007
CAD NAME: 13574-OUT
LAYOUT: OUTFALL MAP
FILE NO. 13574-14

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcconsultants.com



OUTFALL MAP FOR 100 TIMES THE SITE AREA

SCALE: 1" = 300'



DESCRIPTION OF EXISTING OUTFALL

OUTFALL 1: THIS OUTFALL CONSISTS OF 11.21 AC. RUNOFF FROM THIS OUTFALL DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND HEADS WEST UNDER DRANESVILLE ROAD. RUNOFF THEN, DAYLIGHTS IN A DRYPOND LOCATED IN RIDGE GATE WOODS SUBDIVISION. THE DRYPOND OUTFALLS INTO AN EXISTING FLOOD PLAIN FOR FOLLY LICK BRANCH, WHERE THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN 100 TIMES THE AREA FOR THIS OUTFALL.

OUTFALL 2: THIS OUTFALL CONSISTS OF 6.19 AC. RUNOFF FROM THIS OUTFALL DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND HEADS NORTH WEST THROUGH THE ADJACENT CHURCH PROPERTY. RUNOFF THEN, DAYLIGHTS IN A DRYPOND LOCATED IN THE KINGSTREAM SUBDIVISION. RUNOFF THEN CONTINUES IN AN ENCLOSED STORM SEWER SYSTEM WHERE IT OUTFALLS INTO AN EXISTING FLOOD PLAIN FOR FOLLY LICK BRANCH, WHERE THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN 100 TIMES THE AREA FOR THIS OUTFALL.

OUTFALL 3: THIS OUTFALL CONSISTS OF 8.20 AC. RUNOFF FROM THIS OUTFALL DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND HEADS EAST THROUGH KINGSTREAM SUBDIVISION. RUNOFF THEN, DAYLIGHTS IN A POND LOCATED IN KINGSTREAM SUBDIVISION. THE DRYPOND OUTFALLS INTO AN EXISTING FLOOD PLAIN FOR SUGARLAND RUN, WHERE THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN 100 TIMES THE AREA FOR THIS OUTFALL.

OUTFALL 4: THIS OUTFALL CONSISTS OF 8.94 AC. RUNOFF FROM THIS OUTFALL DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND HEADS EAST THROUGH KINGSTREAM SUBDIVISION. RUNOFF THEN, DAYLIGHTS IN A POND LOCATED IN KINGSTREAM SUBDIVISION. THE DRYPOND OUTFALLS INTO AN EXISTING FLOOD PLAIN FOR SUGARLAND RUN, WHERE THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN 100 TIMES THE AREA FOR THIS OUTFALL.

OUTFALL 5 & 6: OUTFALLS 5 AND 6, COMBINED, CONSIST OF 6.13 AC. RUNOFF FROM OUTFALL 5 DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND HEADS EAST THROUGH KINGSTREAM SUBDIVISION. RUNOFF FROM OUTFALL 6 OCCURS IN THE FORM OF SHEET FLOW WHERE IT IS PICKED UP BY AN OFFSITE INLET. RUNOFF FROM BOTH OUTFALL COMBINE AND DAYLIGHT IN A POND LOCATED IN KINGSTREAM SUBDIVISION. THE DRYPOND OUTFALLS INTO AN EXISTING FLOOD PLAIN FOR SUGARLAND RUN, WHERE THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN 100 TIMES THE AREA FOR THIS OUTFALL.

LEGEND

- ① OUTFALL 1 = 11.21 AC.
100 X OUTFALL 1 = 1121 AC.
- ② OUTFALL 2 = 6.19 AC.
100 X OUTFALL 2 = 619 AC.
- ③ OUTFALL 3 = 8.20 AC.
100 X OUTFALL 3 = 820 AC.
- ④ OUTFALL 4 = 8.94 AC.
100 X OUTFALL 4 = 894 AC.
- ⑤ OUTFALL 5 = 5.72 AC.
100 X OUTFALL 5 = 572 AC.
- ⑥ OUTFALL 6 = 0.41 AC.
100 X OUTFALL 6 = 41 AC.
- ① POINT 100 TIMES AREA OF OUTFALL 1
- ② POINT 100 TIMES AREA OF OUTFALL 2
- ③ POINT 100 TIMES AREA OF OUTFALL 3
- ④ POINT 100 TIMES AREA OF OUTFALL 4
- ⑤ POINT 100 TIMES AREA OF OUTFALL 5 & 6 COMBINED

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



ADEQUATE OUTFALL ANALYSIS
 PCA 89-D-007
HERNDON HIGH SCHOOL
 RENOVATION & ADDITION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: GHG/MSL
REV. 8-11-15 COUNTY ACCEPTANCE REVIEW COMMENTS	DRAFTED BY: EB
REV. 11-03-15	CHECKED BY: DDD
REV. 12-21-15	DATE: AUGUST 11, 2015
OWNER: BOARD OF FAIRFAX COUNTY	SCALE: HOR. AS SHOWN
8115 GATEHOUSE RD	VERT.
FALLS CHURCH, VA 22042	SHEET 18 OF 18
	CO. NO. PCA 89-D-007
	CAD NAME: 13574-OUT
	LAYOUT: OUT1
	FILE NO. 13574-14

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County School Board, is requesting to amend the proffers associated with RZ 89-D-007, which approved by the Board of Supervisors on June 26, 1989. The applicant proposes to construct 138,558 square feet of building additions and site modifications at Herndon High School. In general, the additions would be located at the front and rear of the existing structure. The additions also include the extension of the second floor along the front and west wing of the existing structure. The resultant total gross floor area of the high school will be 431,000 square feet at a floor area ratio of 0.24. The purpose of the additions is to provide additional classroom space to increase the capacity of the existing school from 2,146 to approximately 2,500 students. Along with the building additions, the applicant also proposes several site modifications including: revisions to the existing parking front parking lots and bus loop; relocation of the tennis courts; replacement and/or expansion of some of the existing appurtenant structures related to the athletic facilities; and the addition of 193 parking spaces.

The applicant requests modification of the transitional screening requirements along all lot lines in favor of the existing vegetation and supplemental landscaping that is shown on the Generalized Development Plan (GDP). In addition, the applicant requests modification of the barrier requirement along the northern, eastern, and western property lines as shown on the GDP and a waiver of the barrier requirement along the southern property line (Bennett Street).

The proposed proffer, statement of justification, and affidavit are contained in Appendices 1, 3, and 4 respectively.

LOCATION AND CHARACTER

The 40.67-acre site, which is zoned R-3, is located on the north side of Bennett Street, to the east of its intersection with Dranesville Road. Three existing entrances (including one exit only) from Bennett Street provide access to the property. The existing high school consists of two building containing a total of 292,442 square feet. The primary building is one- to two-stories in height, while the smaller, ancillary building, adjacent to the northeast, is a single-story, high-ceiling classroom structure. Eleven classroom trailers are scattered throughout the school site including north of the existing tennis courts, on asphalt areas between parking lots, and within existing courtyard areas. The bus loop and staff/visitor parking lots are located between the buildings and Bennett Street and staff/student parking lots surround the other three sides of the building. The surface parking lots contain a total of 557 spaces.

Numerous athletic facilities are located north of the school buildings, including a football field, baseball field, softball field, turf practice field, and tennis court. These facilities include associated support structures such as bleachers, field buildings, press boxes, a concession stand and a ticket booth. The baseball, softball, and football fields currently have lighting and sound systems.

The site contains no Resource Protection Areas (RPA). The site slopes from Bennett Road to the northeast, from 356 to 327 feet (1.7 percent average slope). The northeast

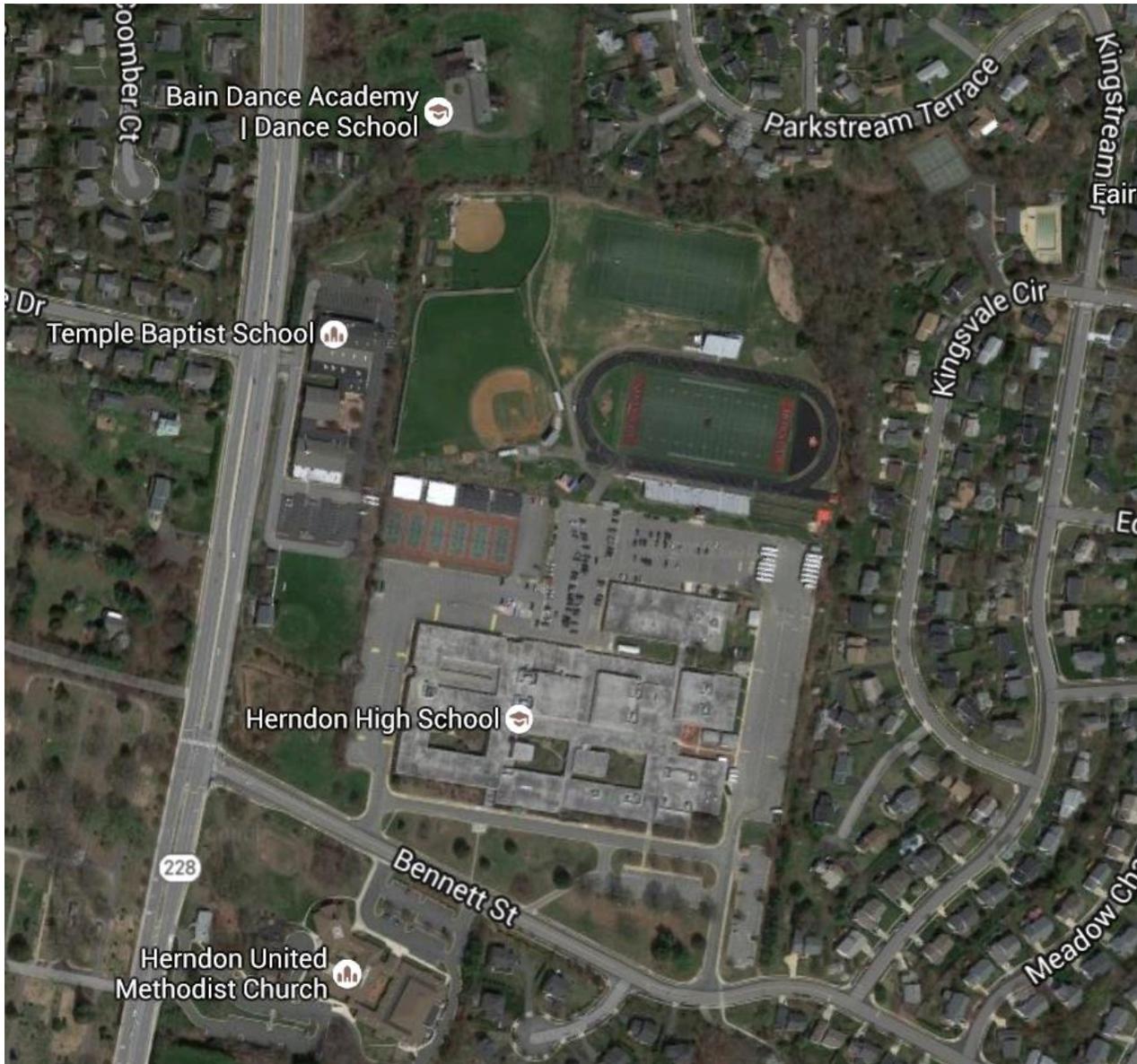


Exhibit 1: Location Map

corner of the site is retained as forest. Additionally, the southwest corner of the site, at the intersection of Dranesville Road and Bennett Street, is retained in forest and open field. There are no existing stormwater management facilities on-site.



Exhibit 2: Existing Front Façade of Herndon High School

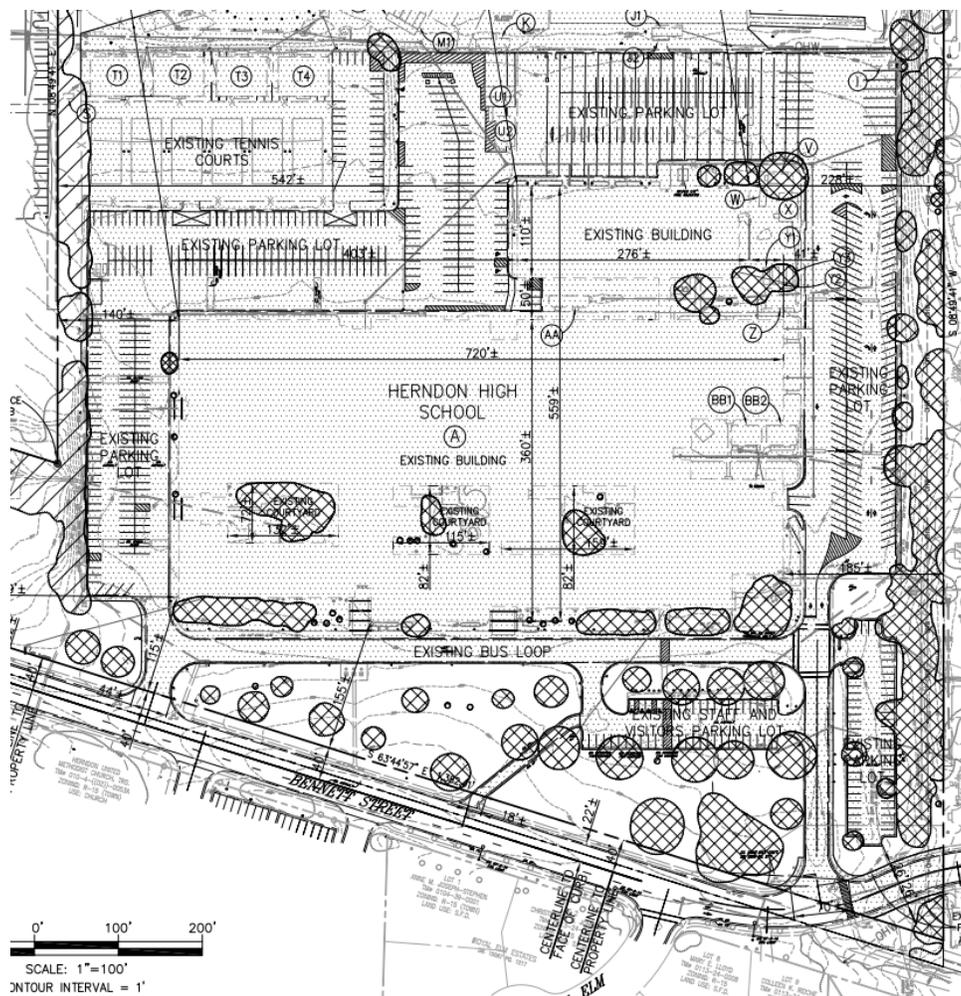


Exhibit 3: Existing Buildings

Landscaped buffers along the west, north, and east property lines are established with rows of mature trees. The front of the school, between Bennett Street and the school buildings has a scattering of mature trees surrounded by turfed areas. The northeast corner of the site is retained as forest and serves as a buffer between the high school and the adjoining single family detached dwellings.

The below table summarizes the surrounding uses, zoning, and planned uses. The Town of Herndon has jurisdiction of Bennett Street to its north curb line. The Kingstream single family detached residential development adjoins the high school site along most of its northern and all of its eastern boundaries.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Private School of Special Education, Single Family Detached Residential	R-3	Residential, 2-3 du/ac
East	Single Family Detached Residential	R-3	Residential, 2-3 du/ac
South	Church, Single Family Detached Residential	R-15	Town of Herndon
West	Church/Private School, Single Family Detached Residential	R-1, R-3	Residential, 2-3 du/ac

BACKGROUND

Herndon High School was constructed in 1962. On June 26, 1989, the Board of Supervisors rezoned the property from R-1 to R-3 under application RZ 89-D-007, subject to proffers dated June 6, 1989. That rezoning permitted a maximum of 382,425 square feet gross floor area for the property, although only 292,442 square feet of the permitted square footage were constructed. The Board also waived the barrier requirement along southern lot line (Bennett Road) and modified the transitional screening requirements along all lot lines to permit the existing trees and vegetation to satisfy transitional screening requirements. Over time, as enrollment exceeded capacity, temporary classrooms and storage buildings were located throughout the campus.

Comprehensive Plan Provisions

- Plan Area:** Area III
- Planning District:** Upper Potomac Planning District
- Planning Sector:** UP4 – Greater Herndon Community Planning Sector
- Plan Map:** Public Facilities, Governmental, and Institutional

Land Use Recommendation 1a, Page 54

The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map.

Additionally, the Planning District Land Use recommendation preface states that infill development should be of compatible use, type and intensity per Fairfax County Policy Plan Land Use Objectives 8 and 14.

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)

Generalized Development Plan (Reduction at front of staff report)

Title: Herndon High School Generalized Development Plan

Prepared By: BC Consultants, Engineer/Landscape Architect/Planner; Hughes Group Architects, Inc., Architects

Original and Revision Dates: July 22, 2015 revised through February 17, 2016

The GDP consists of 18 sheets that show the GDP and related notes, existing condition and vegetation, proposed landscaping, tree preservation plans and analysis, stormwater plans and analysis.

Site Layout

The proposed building additions are a mix of one and two stories. As shown on the proposed layout plan contained on the next page, the proposal consists of one and two-story additions across the front of the primary building, a second story addition over the west wing of the primary building, a two-story addition to the rear of the northwest portion of the primary building, a one-story addition filling in the space between the primary and smaller building to the northeast, and reopening of the northern courtyard in the western wing of the primary building that was converted to building area in a previous renovation.



Exhibit 4: Proposed Building Additions and Renovations



Exhibit 5: Perspective View of New School Entrance

To accommodate these additions and renovations, the existing tennis courts will be removed and new courts will be created to the north. In addition, some of the adjoining

surface parking lots along the northern building perimeter will be removed and replaced with new spaces created along the sides and front of the building. Additionally, the front bus loop, parking areas, and landscaped areas will be redesigned as part of the renovation. The bus loop will be reconfigured for better efficiency and safety. More drop-off, visitor, and staff parking spaces will be created and the amount of turf area will be reduced. Several of the mature trees existing along the front of the school will be removed; however, the landscape plan shows a number new trees will be planted in this front area.

The modifications to the north half of the site involve additions, relocations, replacements, and updating of ancillary facilities and systems serving the existing athletic fields. An existing asphalt and gravel path leading to the northern softball field will be replaced with an asphalt path that is ADA compliant. The football pressbox will be renovated and new pressboxes will be installed for the softball and baseball fields. A new concessions building, a ticket booth, and a field building are also proposed. Several track and field facilities will be relocated to an area between the football field and the turf field. A number of storage sheds will be removed and consolidated. The lighting system for the baseball and softball fields will be replaced with full cutoff fixtures. The sound system for the baseball, softball, and football fields will be replaced with newer technology to meet current school board specifications. The sound systems will be operated in accordance with the County's recently adopted noise ordinance.

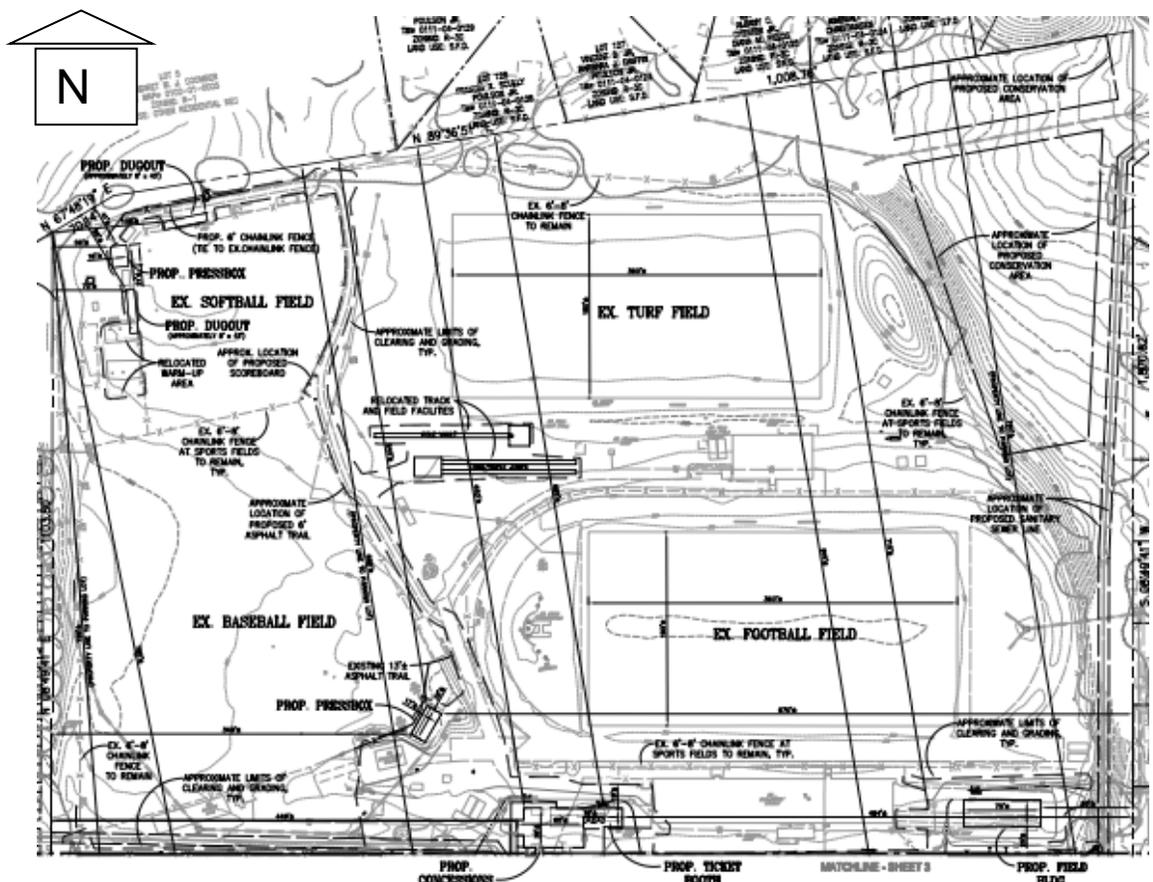


Exhibit 6: Proposed Athletic Field Improvements

ANALYSIS

Land Use Analysis

The approved proffers for RZ 89-D-007 identified the subject property as a high school site and limited the gross floor area to 382,425 square feet and an FAR of 0.21. The PCA proposes changes to the permitted gross floor area and FAR, but not the permitted use.

Generally, proposed school facilities expansion projects would require the filing of a concurrent Feature Shown Review for Planning Commission consideration concerning general or approximate location character and extent. However, the PCA process is a formal method for bringing a project into compliance with the Comprehensive Plan. Because the PCA application requires a public hearing, it is unnecessary for a separate 2232 review to determine conformance with the Comprehensive Plan. Based on the applicable policies and the Land Use Plan, staff finds the proposed renovations and expansions in conformance with the guidance of the Comprehensive Plan. No land use issues were identified with this application.

Environmental Analysis (Appendix 5)

In the Statement of Justification, the applicant lists a number of green building measures that will be provided through the Collaborative for High Performance Schools program as part of the renovation/expansion. These sustainable building features include: automatic temperature control systems, high efficiency lighting, motion sensor lights, high reflective roof (cool roof), low flow fixtures, low emissivity glazing (windows), sunshades, energy recovery outdoor air units (provides free heating of outdoor air), and cooling water economizers (provides free cooling during moderate outdoor temperature conditions). In addition, with the renovation, low impact development stormwater measures will be provided on the property to enhance water quality, which will consist of Filterra stormwater filtration systems and underground BayFilter. An underground StormTech chamber system is proposed to accommodate and treat increased runoff from the proposed school expansion. In addition, the existing vegetation located on the northeastern area of the property will be enhanced and placed within a conservation easement as shown on the GDP and incorporated into the stormwater system.

With these measures, staff concludes that the proposed PCA raises no significant environmental issues and remains in conformance with the applicable Comprehensive Plan environmental policies.

Stormwater Analysis (Appendix 6)

The Site Development and Inspections Division of the Department of Public Works and Environmental Services reviewed the subject application and noted several technical

issues that arose as part of the concurrent site plan review. These issues will be addressed through the concurrent site plan submission.

Transportation Analysis (Appendix 7)

Both the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) requested that the applicant clarify the use of the term “Apparent Prescriptive ROW” on the GDP in describing the Dranesville Road and Bennett Street easement dedications. The applicant subsequently verified the underlying perpetual easements associated with these roadways and that Bennett Street, up to the curb line of the northern sidewalk, is within the jurisdiction of the Town of Herndon. The applicant has committed to upgrade the existing four-foot wide sidewalk along the north side of Bennett Street to five feet in width (or provide Americans with Disabilities Act passing areas). With these clarifications and commitments, there are no further transportation issues.

Urban Forestry Analysis (Appendix 8)

The Urban Forestry Management Division (UFM) initially noted discrepancies between the GDP and the concurrently filed site plan. The GDP was subsequently revised to match the site plan and UFM reported no further issues with the PCA application.

ZONING ORDINANCE PROVISIONS

Under the Zoning Ordinance, public uses, including public schools, are permitted uses in the R-3 district. Therefore, the proposed renovations and expansions are reviewed against the applicable standards for a public use in the R-3 District.

Standard	Required R-3	Provided
Min. Lot Area	10,500 sf	40.67 acres
Min. Lot Width	105 ft	1,050 ft
Max FAR (Public Use)	0.30	0.24
Max. Building Height	60 ft	32 ft

Standard	R-3 Required	Provided
Front Yard	Controlled by a 40° angle of bulk plane (26.85 ft) , but not less than 30 ft	90 ft
Rear Yard	Controlled by a 35° angle of bulk plane (22.41 ft), but not less than 25 ft	840 ft
Side Yard	Controlled by a 35° angle of bulk plane (22.41 ft), but not less than 10 ft	145 ft
Parking	750 spaces	750 spaces
Loading	4 spaces	5 spaces
Open Space	N/A	58%

Waivers and Modifications

Modification of the transitional screening requirements along all property boundaries in favor of that which is shown on the GDP

Par. 14 or Sect. 13-305 permits the Board to approve modification of transitional screening requirements for any public use when such use has been specifically designed to minimize adverse impact to adjacent properties. For this high school site, the applicant has requested that transitional screening requirements be modified along all property boundaries in lieu of the existing vegetation and the proposed supplemental landscaping shown on the GDP.

Sect. 13-303 of the Zoning Ordinance requires an unbroken open space strip at least 25 feet wide with a specified mix of trees and/or shrubs (Transitional Screening Type 1) to screen the school from the adjacent residential properties along the east and along portions of the north and south boundaries. The existing and proposed landscaping shown on the GDP meet and in many instances exceed the required transitional screening width of 25 feet. However, the request for modification is being sought because: 1) the mix of trees in the tree preservation areas do not meet the specified mix of trees and/or shrubs; and 2) the front landscaping of the school across from the residential cul-de-sac does not consist of an unbroken strip of plantings.

In its approval of the 1989 rezoning, the Board of Supervisors modified the transitional screening requirements along all lot lines to permit the existing trees and vegetation to satisfy the transitional screening requirements. The GDP shows retention of existing, mature trees along the northern and eastern boundaries to serve as part of the school's transitional screening. Further, the GDP shows that the existing trees will be supplemented with additional trees and shrubs to increase the density of the screen. As such, staff supports the requested modification.

Modification of the barrier requirements along the northern, eastern, and western boundaries in favor of the fencing shown on the GDP and a waiver of the barrier requirements along the southern boundary in favor of than shown on the GDP

Par. 14 of Sect. 13-305 of the Zoning Ordinance permits the Board to approve modification or waiver of barrier requirements for any public use when such use has been specifically designed to minimize adverse impact to adjacent properties. The applicant has requested a modification of barrier requirements along the northern, eastern, and western boundaries to allow the existing vegetation in favor of the fencing shown on the GDP. In addition, the applicant has requested a waiver of the barrier requirement along the southern boundary (Bennett Street).

Sect. 13-304 of the Zoning Ordinance requires one of three barriers along those boundaries where the school abuts single family detached residential properties: a 42-48-inch chain link fence, a 6-foot wall, or a 6-foot solid wood fence. The GDP shows chain link fencing in the vicinity of the eastern (6 feet in height) and western (4 feet in height) boundaries. As the fencing proceeds northward, it turns inward and merges with the fencing surrounding the athletic fields. Along the northern boundary, the existing fencing consists of 6- to 8-foot high chain link fence surrounding the perimeter of the adjoining athletic fields. Along the property's southern boundary, at the front of the school, 6-foot high fencing is generally co-terminus with the front façade of the building but no fencing existing along the southern boundary along Bennett Street. The applicant requests modification/waiver of the requirements to reflect the existing facilities and security needs. It should be noted that in its approval of the 1989 rezoning, the Board of Supervisors waived the barrier requirement along the southern boundary (Bennett Street).

Staff supports the requested modification of the barrier requirement along the northern, eastern and western property lines in favor of the existing fencing as shown on the GDP. Staff also supports the requested waiver of the barrier requirement along the southern property line.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The purpose of the proposed renovation and expansion will increase the school's capacity and allow it to reflect current district standards. Additionally, the modifications will add green building technology and stormwater facilities to the existing school. Staff finds that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 89-D-007 subject to the execution of the draft proffers contained in Appendix 1 of this staff report.

Staff recommends the transitional screening requirements along all property boundaries be modified in favor of that shown on the GDP.

Staff recommends that the barrier requirements along the northern, eastern, and western boundaries be modified in favor of the fencing shown on the GDP and that the barrier requirement along the southern boundary be waived.

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.

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.

The approval of the proffers do 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.

APPENDICES

1. Proffer Amendment
2. RZ 89-D-007 Proffers
3. Statement of Justification
4. Affidavit
5. Environmental Analysis
6. Stormwater Analysis
7. Transportation Analysis
8. Urban Forestry Analysis
9. Zoning Ordinance Provisions
10. Glossary

FAIRFAX COUNTY SCHOOL BOARD
(HERNDON HIGH SCHOOL)
PCA 89-D-007

DRAFT PROFFER STATEMENT
NOVEMBER 13, 2015
DECEMBER 22, 2015
FEBRUARY 18, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 89-D-007, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcel 10-2-((1))-6A (the "Property"), containing approximately 40.67 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.30.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated July 22, 2015, and revised through February 17, 2016, prepared by BC Consultants, consisting of eighteen (18) sheets. Pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.
3. **Native Species Landscaping.** All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES").
4. **Stormwater Management and Best Management Practices (BMPs).** Stormwater management, BMPs, and adequate outfall shall be provided in accordance with the Public Facilities Manual (the "PFM") as determined by DPWES. In addition, the Applicant shall incorporate Low Impact Development (LID) facilities for the area disturbed for the building additions and related site improvements, to the extent feasible in accordance with ongoing coordination between the Applicant and the Stormwater Planning Division, DPWES. The LID facilities may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.
5. **Green Building Design.** With the proposed renovation/expansion of the school building, the Applicant shall incorporate the following green building measures through the Collaborative for High Performance Schools (CHPS) program, which will include, but are not necessarily limited to, elements such as automatic temperature control systems, high efficiency lighting, motion sensor lights, high reflective roof (cool roof), low flow fixtures,

low emissivity glazing (windows), sunshades, energy recovery outdoor air units (provides free heating of outdoor air), and cooling water economizers (provides free cooling during moderate outdoor temperature conditions). Prior to the issuance of a Non-RUP for the building additions, a list certified by a Licensed Architect or Professional Engineer identifying the green building measures that have been utilized in the building shall be provided to the Environment and Development Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ").

6. **Bicycle Facilities.** The specific type, number, and locations of the bicycle racks shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation ("FCDOT") consistent with the Fairfax County Bicycle Parking Guidelines.
7. **Pedestrian Improvements.** The Applicant shall upgrade the existing sidewalks that are less than five feet wide along the Property frontage of Bennett Street to five feet in width, or provide Americans With Disabilities Act passing areas, at the Applicant's discretion, in conformance with the PFM requirements as determined by DPWES. These improvements shall be in place prior to the issuance of a Non-RUP for the proposed building additions.
8. **Future Modular Classrooms.** The Applicant may install additional modular classrooms on the Property if needed to accommodate future enrollment. The location of any future modular classrooms shall be subject to review and approval by the Zoning Administrator and shall meet all applicable Zoning Ordinance requirements including the number of required parking spaces.
9. **Drop-Off and Pick-up Periods.** The Applicant shall provide on-site traffic controls during the morning drop-off and afternoon pick-up periods consistent with Fairfax County Public Schools (FCPS) approved procedures in order to minimize the potential for conflicts between buses and vehicles that utilize the parking spaces proposed on the south side of the school, proximate to the main entrance and bus loop drive aisle of the new parking area shown on the GDP.
10. **Athletic Fields.** The new lighting system for the baseball and softball fields shall be provided in accordance with the requirements of Sect. 14-900 (Outdoor Lighting Standards) of the Zoning Ordinance to include full cut-off fixtures to minimize light glare to surrounding residences. The new sound system for the baseball, softball and football fields shall not cause or create noise in excess of the maximum applicable sound levels permitted in Chapter 108.1 (Noise Ordinance) of the Fairfax County Code.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcel 10-2-((1))-6A

By: _____

Name: _____

Title: _____

PROFFERS

REZONING APPLICATION NUMBER RZ 89-D-007

SCHOOL BOARD OF FAIRFAX COUNTY

June 6, 1989

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned, as the applicant in Rezoning Application Number RZ 89-D-007 (the "Application") and the owner of the property (the "Property") that is the subject of the Application (together the "Applicant"), hereby proffer that if the Property (Herndon High School) is rezoned to the R-3 District, development of the Property will be subject to the following terms and conditions:

1. The applicant will dedicate, via a perpetual easement with the Virginia Department of Transportation, sufficient right of way to provide a width of 45 feet from centerline along the Dranesville Road frontage of the Property. All ancillary easements for future roadway construction will be granted by the School Board at no cost. An eight-foot wide asphalt trail along the Dranesville Road frontage of the property will be provided by an ongoing County sidewalk project (#B00408) being designed by County Public Works. If trail is not constructed via the County project, applicant will agree to construct trail along Dranesville Road property frontage at a future date when sufficient trail right of way is obtained from property owners along Dranesville Road to provide safe walking access from the neighborhoods to the north along Dranesville Road to the school.

2. The applicant agrees to limit future gross floor area expansion to 80,000 square feet (versus the 141,887 square feet of gross floor area which would be allowed by right in the R-3 zoning district). The maximum gross floor area allowed will be 382,425 square feet which translates to a maximum floor area ratio of approximately 0.21.

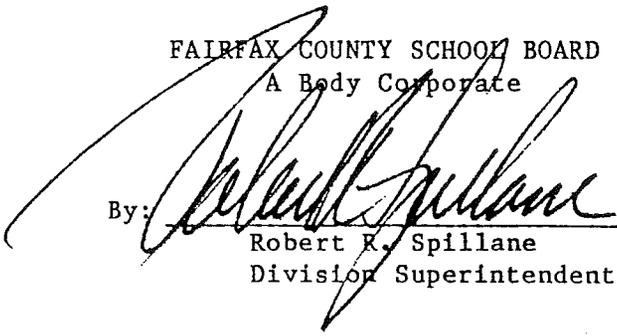
3. A geotechnical report, if required by the Department of Environmental Management (DEM), will be submitted to DEM for approval.

4. The applicant will submit to DEM a plan to control runoff from the northeast corner of the school flowing across the adjacent church property and onto the Coomber property. After obtaining necessary easements and plan approvals the applicant will construct the improvements concurrent with the construction renewal for Herndon High School approved in the 1988 Bond Referendum.

5. Any future expansion to the property which requires a formal site plan submission (excludes site plan exception or waiver) will be forwarded to the Planning Commission for review prior to approval by DEM.

FAIRFAX COUNTY SCHOOL BOARD
A Body Corporate

By:


Robert K. Spillane
Division Superintendent

July 27, 2015
Revised November 13, 2015

STATEMENT OF JUSTIFICATION PCA 89-D-007

HERNDON HIGH SCHOOL

The Fairfax County School Board (the "Applicant") seeks approval of a Proffered Condition Amendment ("PCA") application to permit several building additions and site improvements in conjunction with the renovation of Herndon High School. The school property is identified as Fairfax County Tax Map Parcel 10-2-((1))-6A (the "Property") and consists of approximately 40.67 acres zoned to the R-3 District ("Residential, Three Dwelling Units Per Acre").

Herndon High School was constructed in 1962 and is located in the northeastern quadrant of the intersection of Dranesville Road (Route 228) and Bennett Street. The Property is bounded to the west by the Temple Baptist Church, and to the north and east by the Kingstream residential subdivision, both zoned to the R-3 District. The Herndon United Methodist Church and two single family detached subdivisions are located to the south of the school within the Town of Herndon. Primary access to the school is from two entrances on Bennett Street, with an additional exit-only from the staff/visitors parking lot.

The Property was rezoned to the R-3 District with Rezoning Application RZ 89-D-007 (the "Rezoning") approved by the Board of Supervisors on June 26, 1989, subject to proffers dated June 6, 1989 (the "Proffers"). The Proffers did not commit to development of the Property in conformance with the Generalized Development Plan filed with the Rezoning. That Generalized Development Plan reflected a proposed addition consisting of a gross floor area of 12,800 square feet for a total proposed gross floor area of 302,425 square feet. This addition was to be accomplished by filling in an existing outdoor courtyard within the school building. An additional 80,000 square feet of gross floor area was approved with the Rezoning for future expansions to the school for a total maximum permitted gross floor area of 382,425 square feet on the Property.

The purpose of this PCA application is to increase the maximum permitted gross floor area on the Property to allow an expansion of the existing school building. Planning and construction funds were approved for the renovation of Herndon High School in the 2013 and 2015 School Bond referenda. The existing school is a one- to two- story building with an existing gross floor area of approximately 292,442 square feet. The purpose of the expansion is to provide additional classroom space on the rear portion of the building as well as to accommodate a renovation of the front portion of the building to relocate the main entrance and expand the administrative offices. An outdoor courtyard is proposed to be located within the building addition and the infill addition approved with the Rezoning will be deleted from the Generalized Development Plan in order to restore the original courtyard on the west side of the existing school building. The cumulative gross floor area for the proposed expansion of the school is approximately 138,558 square feet, which will result in a total gross floor area of approximately 431,000 square feet.

With the proposed renovation/expansion of the school building, green building measures will be provided through the Collaborative for High Performance Schools (CHPS) program, which will include sustainable building features including: automatic temperature control systems, high efficiency lighting, motion sensor lights, high reflective roof (cool roof), low flow fixtures, low emissivity glazing (windows), sunshades, energy recovery outdoor air units (provides free heating of outdoor air), and cooling water economizers (provides free cooling during moderate outdoor temperature conditions). With the proposed renovation, low-impact development (LID) measures will be provided on the Property to enhance water quality, which will consist of four (4) Filterra stormwater filtration systems and an underground BayFilter. An underground StormTech chamber system is proposed to accommodate and treat increased runoff from the proposed school expansion. In addition, the existing quality vegetation located on the eastern portion of the Property is proposed to be placed within conservation easements as shown on the Generalized Development Plan filed with this PCA (the "GDP").

With the total gross floor area of the school building at approximately 431,000 square feet, the FAR will be 0.24. This reflects an increase of 48,575 square feet more than the proffered maximum gross floor area of 382,425 square feet previously approved in 1989. Approximately 58% or 23.6 acres of the Property will remain in open space. The existing capacity of the school is approximately 2,146 students and the current enrollment for the 2015-16 school year is approximately 2,264 students. With the proposed building additions, the capacity will be increased to accommodate approximately 2,500 students which will alleviate the current overcrowding and provide some additional capacity for future enrollment. Currently, there are temporary classrooms located on the Property which will be removed with the renovation.

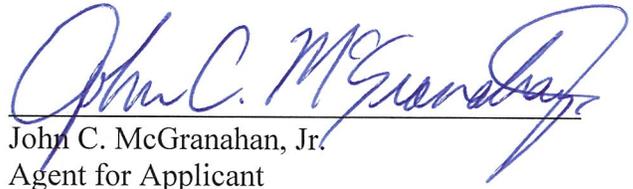
Other proposed on-site improvements include modifications to the existing parking lot and bus loop, relocation of the tennis courts and removal, replacement and/or expansion of some of the existing appurtenant structures related to the athletic facilities. Specifically, the football pressbox will be renovated and new pressboxes will be provided for each of the baseball/softball fields. A new concessions building, ticket booth and field building also are proposed to be located in close proximity to the athletic fields. The lighting system for the baseball/softball fields will be replaced with full cutoff fixtures to minimize light glare and reduce energy consumption. The sound system for the baseball/softball/football fields will be replaced with newer technology to meet current educational specifications. There are 632 existing parking spaces located on the Property. The number of parking spaces proposed with the renovation of the school is 750 spaces.

In its approval of the Rezoning, the Board of Supervisors waived the barrier requirement along the southern lot line and modified the transitional screening requirement along all lot lines to permit the existing trees and vegetation to satisfy the transitional screening requirements. With the building additions and site improvements proposed with this PCA, the Applicant requests a modification of the transitional screening requirements along all lot lines in favor of the existing vegetation and supplemental landscaping shown on the GDP pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance. In addition, a modification of the location of the barrier requirement along the northern, eastern and western property lines as shown on the GDP and a

waiver of the barrier requirement along the southern property line (Bennett Street) are requested pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance in favor of the fencing shown on the GDP.

The Property is located in the Upper Potomac Planning District UP4 – Greater Herndon Community Planning Sector of the Comprehensive Plan and is planned for public school use.

Respectfully submitted,



John C. McGranahan, Jr.
Agent for Applicant



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 11, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: PCA 89-D-007
Applicant: Fairfax County School Board
PC Hearing Date: 3/16/16
BOS Hearing Date: Not yet scheduled

REF.: 131429

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 2/11/16, which bears my initials and is numbered 131429a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: February 11, 2016
(enter date affidavit is notarized)

131429 a

I, Kevin M. Sneed, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 89-D-007
(enter County-assigned application number(s), e.g. RZ 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 must 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Fairfax County School Board, Hunton & Williams LLP, and John C. McGranahan, Jr.

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning 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).

Rezoning Attachment to Par. 1(a)

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(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)
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
The BC Consultants, Inc.(3) Agents: \Matthew S. Lawrence (<i>former</i>) \ Dennis D. Dixon \ Peter L. Rinek	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineers/Landscape Architects/ Planners/Agents for Applicant
\ Hughes Group Architects, Inc.(4) Agents: Gavin D. Myers \ Joseph F. Saunders, Jr.	22630 Davis Drive, Suite 175 Sterling, VA 20164	Architects/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

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

- (1) Fairfax County School Board, a body corporate
8115 Gatehouse Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Fairfax County School Board is a body corporate with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

MEMBERS:

- Tamara J. Derenak Kaufax
Elizabeth L. Schultz
Sandra S. Evans
Megan O. McLaughlin
Ilryong Moon
Karen L. Corbett Sanders
Jane K. Strauss
Dalia A. Palchik
Ryan L. McElveen
Thomas A. Wilson
Patricia M. Hynes
Jeanette M. Hough

FORMER MEMBERS:

- Patricia S. Reed
Kathy L. Smith
Daniel G. Storck
Theodore J. "Ted" Velkoff

- ASST. SUPERINTENDENT: Jeffrey K. Platenberg
DIVISION SUPERINTENDENT: Karen K. Garza
SPECIAL PROJECTS ADMINISTRATOR FOR DESIGN & CONSTRUCTION/PLANNING: Kevin M. Sneed

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(b)

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number (s))

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

(3) The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

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)

James H. Scanlon (sole shareholder)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

(4) Hughes Group Architects, Inc.
22630 Davis Drive, Suite 175
Sterling, VA 20164

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)

Wayne L. Hughes	Janet L. Reda
Amado Fernandez	Gavin D. Myers
Eliel C. Alfon	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(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, number, street, city, state and zip code)

(2) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [x] 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)

- List of partner names including Robert A. Acosta-Lewis, Andrew J. Blanchard, Ferdinand A. Calice, etc.

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(c)DATE: February 11, 2016
(enter date affidavit is notarized)

B1429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Alison M. Dreizen	Richard D. Gary	Judith H. Itkin
Sean P. Ducharme	Kevin M. Georgerian	Makram B. Jaber
Deidre G. Duncan	John T. Gerhart, Jr.	Timothy L. Jacobs
Roger Dyer (nmi)	Andrew G. Geyer	Lori Elliott Jarvis
Frederick R. Eames	Jeffrey W. Giese	Matthew D. Jenkins
Heather Archer Eastep	Neil K. Gilman	Harry M. Johnson, III
Maya M. Eckstein	C. Christopher Giragosian	Robert M. Johnson
W. Jeffery Edwards	Douglas S. Granger	James A. Jones, III
Marvin W. Ehrlich	Laurie A. Grasso	Kevin W. Jones
John C. Eichman	J. William Gray, Jr.	Laura Ellen Jones
Tara L. Elgie	Christopher C. Green	Dan J. Jordanger
Emmett N. Ellis	Robert J. Grey, Jr.	Roland Juarez (nmi)
Edward W. Elmore, Jr.	Greta T. Griffith	Thomas R. Julin
Frank E. Emory, Jr.	Brett L. Gross	Andrew Kamensky (nmi)
Juan C. Enjamio	Steven M. Haas	David A. Kelly
John D. Epps	Brian L. Hager	Douglas W. Kenyon
Phillip J. Eskenazi	Robert J. Hahn	Michael C. Kerrigan
Joseph P. Esposito	Jarrett L. Hale	Ryan T. Ketchum
Kelly L. Faglioni	Leslie S. Hansen	Scott H. Kimpel
Susan S. Failla	Eric J. Hanson	Robert A. King
Eric H. Feiler	Ronald M. Hanson	Edward B. Koehler
Kevin C. Felz	Jason W. Harbour	Torsten M. Kracht
Lindsay H. Ferguson	Jeffrey L. Harvey	Christopher G. Kulp
Edward F. Fernandes	John D. Hawkins	David Craig Landin
Norman W. Fichthorn	Rudene Mercer Haynes	Gregory F. Lang
Andrea Bear Field	Timothy J. Heaphy	Kurt G. Larkin
Kevin J. Finto	Mark S. Hedberg	Andrew W. Lawrence
Melanie Fitzgerald (nmi)	Gregory G. Hesse	Daniel M. LeBey
Michael F. Fitzpatrick, Jr.	E. Perry Hicks	Corey A. Lee
Robert N. Flowers	David A. Higbee	Bradley T. Lennie
Aaron M. Flynn	Thomas Y. Hiner	L. Steven Leshin
William M. Flynn	D. Bruce Hoffman	Brent A. Lewis
David S. Freed	Robert E. Hogfoss	Catherine D. Little
Lauren E. Freeman	John R. Holzgraefe	David C. Lonergan
Steven C. Friend	Cecelia Philipps Horner	Nash E. Long, III
Edward J. Fuhr	David B. Horner	Kirk A. Lovric
Charles A. Gall	George C. Howell, III	David S. Lowman, Jr.
Daniel C. Garner	Kevin F. Hull	Kimberly C. MacLeod
Douglas M. Garrou	Jamie Zysk Isani	Michael J. Madden, Jr.

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

Rezoning Attachment to Par. 1(c)DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Tyler Maddy (nmi)	William L. Newton	Mary Nash K. Rusher
Manuel E. Maisog	Lonnie D. Nunley, III	D. Kyle Sampson
Rori H. Malech	Michael A. Oakes	Stephen M. Sayers
Christopher Mangin, Jr. (nmi)	Peter K. O'Brien	Arthur E. Schmalz
Alan J. Marcuis	John T. O'Connor	Gregory J. Schmitt
Brian R. Marek	Leslie A. Okinaka	John R. Schneider
Fernando Margarit (nmi)	John D. O'Neill, Jr.	Howard E. Schreiber
Laura C. Marshall	Brian V. Otero	Jeffrey P. Schroeder
Jeffrey N. Martin	Raj Pande (nmi)	Carl F. Schwartz
John S. Martin	Randall S. Parks	Matthew A. Scoville
J. Michael Martinez de Andino	Peter S. Partee, Sr.	P. Watson Seaman
Walfrido J. Martinez	J. Steven Patterson	James S. SeEVERS, Jr.
Laurie Uustal Mathews	Djordje Petkoski (nmi)	Douglass P. Selby
John Gary Maynard, III	Ryan P. Phair	Joel R. Sharp
William H. McBride	James M. Pinna	Michael R. Shebelskie
Michael C. McCann	Eric R. Pogue	Ryan A. Shores
T. Allen McConnell	Robert Dean Pope	George P. Sibley, III
Alexander G. McGeoch	Laurence H. Posorske	Donald F. Simone
John C. McGranahan, Jr.	Kurtis A. Powell	Aaron P. Simpson
Gustavo J. Membiela	Lewis F. Powell, III	Jo Anne E. Sirgado
Uriel A. Mendieta	Robert T. Quackenboss	Laurence E. Skinner
Mark W. Menezes	John Jay Range	Caryl Greenberg Smith
Gary C. Messplay	Robert S. Rausch	John R. ("J. R.") Smith
Peter J. Mignone	Baker R. Rector	Yisun Song (nmi)
Patrick E. Mitchell	Shawn Patrick Regan	Lisa J. SOTTO
Jack A. Molenkamp	Sona Rewari (nmi)	Joseph C. Stanko, Jr.
T. Justin Moore, III	Thomas A. Rice	Todd M. Stenerson
Thurston R. Moore	Michael P. Richman	John J. Stenger
Ann Marie Mortimer	Jennings G. ("J. G.") Ritter, II	Gregory N. Stillman
Jay B. Mower	Kathy E. B. Robb	Yeongyo Anna Suh
Michael J. Mueller	Daryl B. Robertson	Brian J. Tanenbaum
Eric J. Murdock	Gregory B. Robertson	Andrew J. Tapscott
Ted J. Murphy	Patrick L. Robson	Robert M. Tata
Thomas P. Murphy	Robert M. Rolfe	Eric Jon Taylor
David A. Mustone	Ronald D. Rosener	W. Lake Taylor, Jr.
James P. Naughton	Brent A. Rosser	Wendell L. Taylor
Wim Nauwelaerts (nmi)	William L. S. Rowe	Andrew S. V. Thomas
Eric J. Nedell	Marguerite R. ("Rita") Ruby	John Charles Thomas
Michael Nedzbal (nmi)	D. Alan Rudlin	Gary E. Thompson

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

Rezoning Attachment to Par. 1(c)

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number (s))

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

(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

- Paul M. Tiao
- B. Cary Tolley, III
- John R. R. Tormey
- Bridget C. Treacy
- Andrew J. Turner
- Julie I. Ungerman
- Daniel E. Uyesato
- Mark C. Van Deusen
- Emily Burkhardt Vicente
- Daniel G. Vivarelli, Jr.
- Mark R. Vowell
- Amanda L. Wait
- William L. Wehrum
- Peter G. Weinstock
- Malcolm C. Weiss
- Kevin J. White
- Amy McDaniel Williams
- Mitchell G. Williams
- Holly H. Williamson
- Susan F. Wiltsie
- Allison D. Wood
- David C. Wright
- Richard L. Wyatt, Jr.
- David R. Yates
- Manida Zimmerman (nmi)

FORMER PARTNERS:

- Bradley W. Grout
- Stuart Hills (nmi)
- Karolyn E. ("Kerry") Johnson
- Robert J. Morrow
- Michael A. O'Shea
- Dionne C. Rainey
- Katherine E. Ramsey
- Belynda B. Reck
- Trevor K. Ross

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

REZONING AFFIDAVIT

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(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:

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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number(s))

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.)

- Jane K. Strauss, School Board Member, has contributed in excess of \$100 to Supervisor Sharon Bulova.
- Jane K. Strauss, School Board Member, has contributed in excess of \$100 to Supervisor Kathy Smith.
- Jane K. Strauss, School Board Member, has contributed in excess of \$100 to Supervisor John Foust.
- Jane K. Strauss, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.

(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) [X] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning 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:

[Handwritten signature]

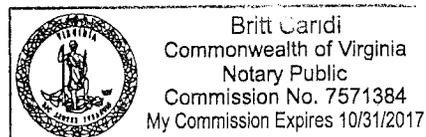
(check one) [] Applicant [X] Applicant's Authorized Agent

Kevin M. Sneed, Special Projects Administrator/Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of FEBRUARY 20 16, in the State/Comm. of VIRGINIA, County/City of FAIRFAY.

Britt Caridi
Notary Public

My commission expires: 10-31-17



Rezoning Attachment to Par. 3

DATE: February 11, 2016
(enter date affidavit is notarized)

131429a

for Application No. (s): PCA 89-D-007
(enter County-assigned application number (s))

- Sandra S. Evans, School Board Member, has contributed in excess of \$100 to Supervisor Daniel Storck.
- Sandra S. Evans, School Board Member, has contributed in excess of \$100 to the School Board campaign of Planning Commissioner Karen Keys-Gamarra.
- Sandra S. Evans, School Board member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Sandra S. Evans, School Board Member, has contributed in excess of \$100 to Supervisor Kathy Smith.
- Sandra S. Evans, School Board Member, was included in a campaign mailer distributed by Penny Gross for Supervisor.
- Ryan L. McElveen, School Board Member, has contributed in excess of \$100 to Supervisor Kathy Smith.
- Ryan L. McElveen, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Iryong Moon, School Board Member, has contributed in excess of \$100 to Supervisor Kathy Smith.
- Iryong Moon, School Board Member, has contributed in excess of \$100 to Supervisor Daniel Storck.
- Iryong Moon, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Tamara J. Derenak Kaufax, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Tamara J. Derenak Kaufax, School Board Member, contributed in-kind services to the campaign of Supervisor Daniel Storck, in lieu of a campaign mailer that would have cost more than \$100 to mail.
- Patricia M. Hynes, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Karen L. Corbett-Sanders, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- Megan O. McLaughlin, School Board Member, contributed in excess of \$100 to a joint campaign mailer with Sharon Bulova for Supervisor to benefit both candidates.
- The Sharon Bulova for Supervisor campaign contributed in excess of \$100 on behalf of Dalia A. Palchik, School Board Member, to a joint campaign mailer to benefit both candidates.
- John C. McGranahan, Jr. of Hunton & Williams LLP, Attorneys for Applicant, has contributed in excess of \$100 to Supervisor Cook.
- Francis A. McDermott of Hunton & Williams LLP, Attorneys for Applicant, has contributed in excess of \$100 to Supervisor Cook.
- Thomas P. Murphy of Hunton & Williams LLP, Attorneys for Applicant, has contributed in excess of \$100 to Supervisor Cook.
- Amado Fernandez, a shareholder of Hughes Group Architects, Inc., has contributed in excess of \$100 to Supervisor Kathy Smith.

(check if applicable) There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.



County of Fairfax, Virginia

MEMORANDUM

December 15, 2015

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: PCA 89-D-007
Herndon High School

This memorandum has been prepared by John R. Bell. The applicant seeks approval of a Proffered Condition Amendment for an existing Fairfax County high school. The proposed modifications include several building additions and site improvements with the renovation of Herndon High School. The proposed additions are designed to accommodate increased enrollment. The application was evaluated for consistency with the environmental recommendations of the Comprehensive Plan.

The applicant has included a range of stormwater management measures which address the Public Facilities Manual requirements and which address green building measures through the Collaborative for High Performance Schools (CHPS) program. Staff finds that this proffered condition amendment is consistent with the guidance of the Comprehensive Plan. Therefore, staff concludes that the proposed proffered condition amendment raises no significant environmental issues and remains in conformance with the applicable Comprehensive Plan environmental policies.

DMJ: JRB

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/





County of Fairfax, Virginia

MEMORANDUM

DATE: February 22, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Yosif Ibrahim, Storm water Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment PCA 89-D-007, Herndon High School
Renovation and Addition, LDS Project #25351-ZONA-001-1, Tax Map #010-
2-01-0006A, Dransville District

We have reviewed the subject application and we don't have any issues associated with the Proffer Conditions Amendment as storm water management issues will be addressed through the concurrent site plan submission.

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

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning
Division, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: Feb 1, 2016

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

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: RZ 89-D-007

SUBJECT: PCA 89-D-007 Fairfax County School Board (Herndon High School)
700 Bennett Street, Herndon, VA 20170
Tax Map: 10-2 ((01)) 006A

This department reviewed the subject application and the Proffered Condition Amendment plan (PCA) dated August 11, 2015, revised through December 21, 2015, and offers the following comments. Proffer comments were provided under separate cover.

- The applicant verified with VDOT that the "Apparent Prescriptive ROW" along both the Dranesville Road and Bennett Street frontages are existing perpetual easements and right-of-way dedications. VDOT accepts perpetual easements associated with county public schools. Applicant has modified the GDP plan sheets to reflect this. No further comment required.
- Other previous comments from FCDOT have been addressed.

cc: Bob Katai, DPZ

MAD/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot





DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

February 5, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: **PCA 89-D-007; Herndon High School**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- Improvements along Bennett Street are not subject to review by VDOT as the road is maintained by the Town of Herndon.
- The prescriptive right of way along Dranesville Road will be accepted by VDOT.



County of Fairfax, Virginia

MEMORANDUM

DATE: November 30, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Herndon High School; PCA 89-D-007

This review is based on the PCA Application, PCA 89-D-007 and GDP stamped "Received, Department of Planning and Zoning, November 13, 2015. A site visit was conducted on October 26, 2015. This PCA is being concurrently processed with site plan #25351-SP-001-1.

General Comment: Comments on the previous iteration of the PCA and GDP were provided to DPZ in the memo dated November 4, 2015. It appears that all of UFMD comments and recommendations from the previous memo have been adequately addressed in this most recent iteration. UFMD has no further comments regarding this submission.

Please feel free to contact me with any further questions or concerns.

CSH/

UFMDID #: 204565

cc: DPZ File



18-204 Proffered Condition Regulations

Proffered conditions shall include written statements, development plans, profiles, elevations, and/or other demonstrative materials proffered in accordance with the provisions of Par. 4 of Sect. 203 above and approved by the Board in conjunction with the approval of an amendment to the Zoning Map. Proffered conditions shall be subject to the following procedures and regulations:

1. Once conditions to be proffered are signed and made available, and the public hearing before the Board has commenced, no change or modification to any condition shall be made and no additional conditions shall be proffered at that public hearing. If modified or additional conditions are proposed, a second public hearing before the Board shall be held before the application and the modified or additional conditions can be approved. Such application may also be the subject of a second public hearing before the Planning Commission.
2. If the amendment to the Zoning Map is adopted subject to the conditions proffered by the applicant as set forth above, then the property in question shall be appropriately annotated on the Zoning Map and all other land records referencing the conditions as adopted.
3. Such proffered conditions shall become a part of the zoning regulations applicable to the property in question, unless subsequently changed by an amendment to the Zoning Map, and such conditions shall be in addition to the specific regulations set forth in this Ordinance for the zoning district in question.
4. Upon approval, any site plan, subdivision plat or development plan thereafter submitted for the development of the property in question shall be in substantial conformance with all proffered conditions and no development shall be approved by any County official in the absence of said substantial conformance.
5. Notwithstanding the provisions of Part 4 of Article 1, minor modifications to the proffered conditions may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the proffered conditions and that such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par 5A(7) or 5B(7) below.
 - A. For proffered rezonings for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) or places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:
 - (1) Change the amount of land area or permit a more intensive use from that approved pursuant to the proffered conditions; or
 - (2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 5A(7) below; or
 - (3) Permit uses other than those approved pursuant to the proffered conditions,

- except that accessory uses in accordance with this paragraph may be permitted; or
- (4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or
 - (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
 - (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or
 - (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:
 - (a) five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area shown on the proffered development plan is less than 50,000 square feet; or
 - (b) one (1) percent of the approved gross floor area when the total gross floor area shown on the proffered development plan is 50,000 square feet or more; or
 - (c) 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the proffered development plan is 10,000 square feet or less; and
 - (d) the maximum permitted density; or
 - (e) the maximum permitted FAR for the zoning district in which located.
- B. For proffered rezonings for places of worship and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:
- (1) Permit an expansion of the hours of operation from that approved pursuant to the proffered conditions; or
 - (2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the proffered conditions; or
 - (3) Permit uses other than those approved pursuant to the proffered conditions, except that accessory uses in accordance with this paragraph may be permitted; or
 - (4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or
 - (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
 - (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all proffered rezonings, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
 - (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested. The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph. When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the proffered conditions, such modification shall require the resubmission and amendment of the proffered conditions in accordance with the provisions of Par. 6 below. Notwithstanding the above, any modification to a proffered condition to provide an accessibility improvement shall be permitted and shall not require approval of a proffered condition amendment.
6. Once conditions have been approved, and there is cause for an amendment which would not be in substantial conformance with the proffered conditions, or there is a request to proffer conditions on a parcel not currently the subject of a proffered condition, then an application shall be filed for an amendment. An amendment application may be filed on a portion of the property subject to proffered conditions, upon a determination by the Zoning Administrator that the amendment (a) would not adversely affect the use of the property subject to the proffered conditions but not incorporated into the amendment application, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions applicable to the area not incorporated into the amendment application, (c) would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape applicable to the area not incorporated into the amendment application, and (d) would not increase the overall approved density/intensity for the development, provided however, within the PTC District, for a multiple phased development, an increase in the intensity may be approved for any portion of such development,

provided it does not adversely affect the intensity applicable to the area not incorporated into the amendment application. Previously approved proffered conditions which are not subject to the amendment request shall remain in full force and effect. If the amendment concerns an approved generalized development plan, such application shall include the submission requirements for a generalized development plan set forth in Sect. 202 above, except the Zoning Administrator may waive any submission requirement if such requirement is not necessary for an adequate review of the generalized development plan amendment application. Such amendment shall be the subject of public hearing in accordance with the provisions of Sect. 205 below.

7. The Zoning Administrator shall be vested with all necessary authority on behalf of the Board to administer and enforce proffered conditions. Such authority shall include the ability to order, in writing, the remedy of any noncompliance with a proffered condition and the ability to bring legal action to insure compliance including injunction, abatement, or other appropriate action or proceedings, as provided for in Part 9 of this Article.
8. The Zoning Administrator, or his agent, may require a guarantee, satisfactory to the Board, in an amount sufficient for and conditioned upon the construction of any physical improvements required by the proffered conditions, or a contract for the construction of such improvements and the contractor's guarantee, in like amount and so conditioned, which guarantee may be reduced or released by the Board or agent thereof, upon the submission of satisfactory evidence that the construction of such improvements has been completed in whole or in part.
9. Failure to meet or comply with any proffered condition shall be sufficient cause to deny the issuance of any permits, Building Permits, Residential and Non-Residential Use Permits as may be deemed appropriate by the Zoning Administrator.
10. Any person aggrieved by a decision of the Zoning Administrator regarding any proffered condition may appeal such decision to the Board. Such appeal shall be filed within thirty (30) days from the date of the decision appealed by filing a notice of appeal with the Clerk to the Board and a notice and filing fee as provided for in Sect. 106 above with the Zoning Administrator. Such notice shall be a written statement specifying the grounds on which aggrieved and the basis for the appeal.

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		