



APPLICATION ACCEPTED: July 12, 2011
PLANNING COMMISSION: October 27, 2011
BOARD OF SUPERVISORS: November 1, 2011 @ 3:30 pm

County of Fairfax, Virginia

October 12, 2011

STAFF REPORT

APPLICATION PCA 82-C-016

SULLY DISTRICT

APPLICANT: Fairfax County School Board, A Body Corporate
(Rachel Carson Middle School)

PRESENT ZONING: I-5

PARCEL(S): 24-4 ((1)) 11A

ACREAGE: 32.94 acres

FAR: 0.12

OPEN SPACE: 78%

PLAN MAP: Industrial/Public Facility

PROPOSAL: The application seeks to amend the proffers for RZ 82-C-016 previously approved for industrial development, to permit an additional curb cut onto McLearn Road.

STAFF RECOMMENDATIONS:

Staff recommends Board approval of PCA 82-C-016, subject to the execution of proffers consistent with those contained in Appendix 1.

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

Brent Krasner

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 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 this proffered condition amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

O:\bkrasner\ZED\Applications\Proffered Condition Ammendments\Rachel Carson Middle School - PCA-82-C-016\PCA 82-C-016_Cover.doc



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

Proffered Condition Amendment

PCA 82-C-016

Applicant: FAIRFAX COUNTY SCHOOL BOARD,
A BODY CORPORATE

Accepted: 07/12/2011

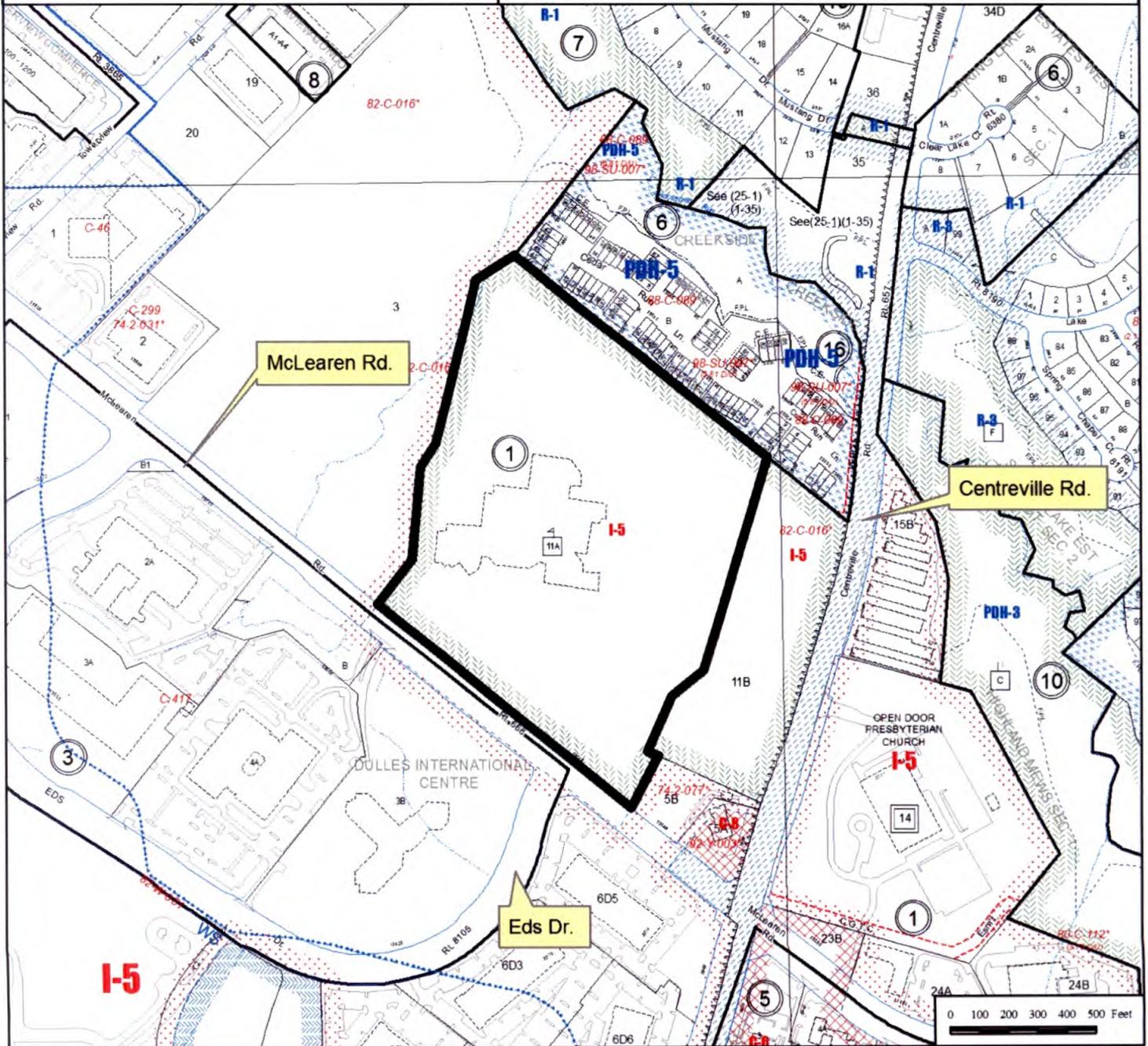
Proposed: AMEND RZ 82-C-016 TO PERMIT
CONSTRUCTION OF AN ADDITIONAL ENTRANCE

Area: 32.94 AC OF LAND; DISTRICT - SULLY

Located: NORTH OF MCLEAREN ROAD APPROXIMATELY
3,000 FEET EAST OF SULLY ROAD

Zoning: I- 5

Map Ref Num: 024-4 /01/ /0011A





EXISTING VEGETATION MAP SUMMARY TABLE

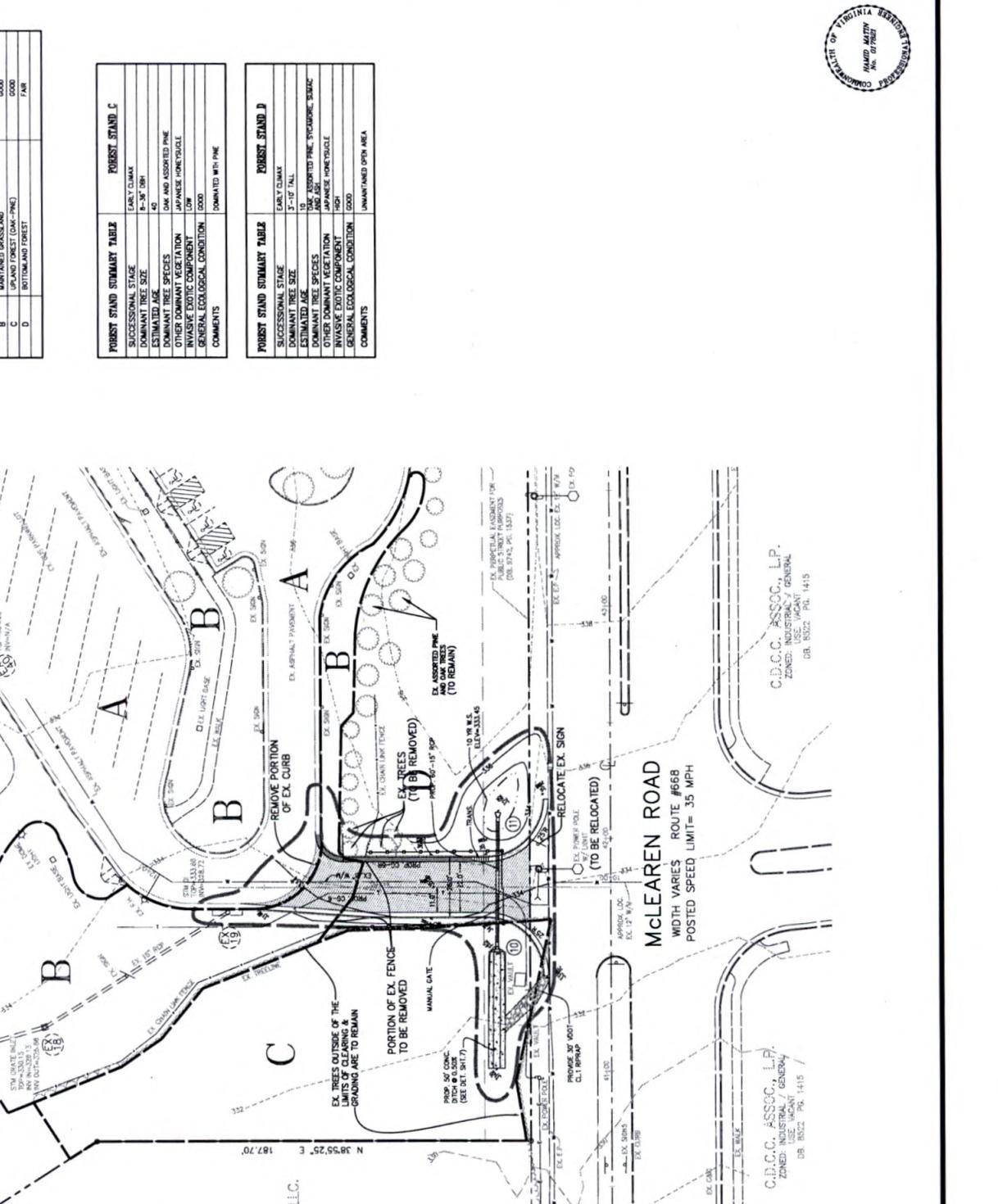
COVER SYMBOL	COVER TYPE	GENERAL CONDITION
A	SEASONAL COVER	GOOD
B	UPLAND FOREST (OAK-PINE)	GOOD
C	UPLAND FOREST (OAK-PINE)	GOOD
D	BOTTOMLAND FOREST	FAIR

FOREST STAND SUMMARY TABLE

SUCCESSIONAL STAGE	EARLY CLIMAX	FOREST STAND C
DOMINANT TREE SIZE	8"-12" DBH	
ESTIMATED AGE	40	
DOMINANT TREE SPECIES	OAK AND ASSORTED PINE	
OTHER DOMINANT VEGETATION	JAPANESE HONEYSUCKLE	
INVASIVE EXOTIC COMPONENT	LOW	
GENERAL ECOLOGICAL CONDITION	GOOD	
COMMENTS	DOMINATED W/ PINE	

FOREST STAND SUMMARY TABLE

SUCCESSIONAL STAGE	EARLY CLIMAX	FOREST STAND D
DOMINANT TREE SIZE <td>3"-12" TALL</td> <td></td>	3"-12" TALL	
ESTIMATED AGE <td>100</td> <td></td>	100	
DOMINANT TREE SPECIES <td>OAK ASSORTED PINE, SYCAMORE, SWEET GUM</td> <td></td>	OAK ASSORTED PINE, SYCAMORE, SWEET GUM	
OTHER DOMINANT VEGETATION <td>JAPANESE HONEYSUCKLE</td> <td></td>	JAPANESE HONEYSUCKLE	
INVASIVE EXOTIC COMPONENT <td>HIGH</td> <td></td>	HIGH	
GENERAL ECOLOGICAL CONDITION <td>GOOD</td> <td></td>	GOOD	
COMMENTS <td>UNMAINTAINED OPEN AREA</td> <td></td>	UNMAINTAINED OPEN AREA	



Mclearen Road Associate LLC.
 Title: 024-04-01-0003
 Zoned: INDUSTRIAL / GENERAL
 DB. 18312, PG. 238

C.D.C.C. ASSOC., L.P.
 Zoned: INDUSTRIAL / GENERAL
 DB. 18322, PG. 1415

Mclearen Road
 Width Varies Route #668
 Posted Speed Limit = 35 MPH

C.D.C.C. ASSOC., L.P.
 Zoned: INDUSTRIAL / GENERAL
 DB. 18322, PG. 1415

V.D.O.T. NOTES

1. ALL UTILITIES INCLUDING ALL SIZES ARE TO BE LOCATED AT THE OWNER'S EXPENSE, WITH THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND MAINTAIN THE UTILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
3. FINISHED GRADES SHOWN IN PROFILE FOR FINISHED TOP OF CURB GRADES ON EXISTING STATE HIGHWAYS SHALL BE FIELD MEASURED AS SHOWN ON THE DRAWING AND SHALL CONFORM TO THE INTENT OF THE TYPICAL SECTION USING THE EXISTING CENTRALLINE AS A GUIDE.
4. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE ROAD EDGE OF PAINT, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE POORING OF ANY WATER IN THE ROADWAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAYMENT MARKINGS. THE CONTRACTOR SHALL OBTAIN MOST APPROVAL AS PART OF THE PERMIT PROCESS AND ACCEPTANCE BY VDOT PRIOR TO THE APPLICATION OF PAYMENT MARKINGS.

6. ALL PORTS OF WAY (P.O.W.) DESIGNATED TO PUBLIC USE SHALL BE CLEAR AND UNOBSTRUCTED TO ALLOW THE UNOBSTRUCTED OPERATION OF THE P.W. ELEMENTS OF OTHER INFRASTRUCTURE WITHIN THE PLANNED P.W.
7. SURFACE FLOW MUST BE RETAINED WITHIN THE SITE.

SITE DATA

AREA DATA:
 GROSS SCHOOL PARCEL = 1,424,924 SQ. FT. OR 32.56409 AC.
 PUBLIC STREET DEDICATION = 57,246 SQ. FT. OR 0.131789 AC.
 NET SCHOOL SITE AREA = 1,464,300 SQ. FT. OR 33.65899 AC.

ZONING: I-3

PROPOSED USE: PUBLIC MIDDLE SCHOOL (1200 STUDENTS)

BUILDING DATA:
 GROSS BUILDING AREA = 178,806 SQ. FT.
 BUILDING FOOTPRINT AREA = 134,366 SQ. FT.
 BUILDING HEIGHT = 40 FT.
 NUMBER OF CLASSROOMS = 100
 NUMBER OF EMPLOYEES = 100
 FOR THE CODE ANALYSIS SEE SHEET #28.

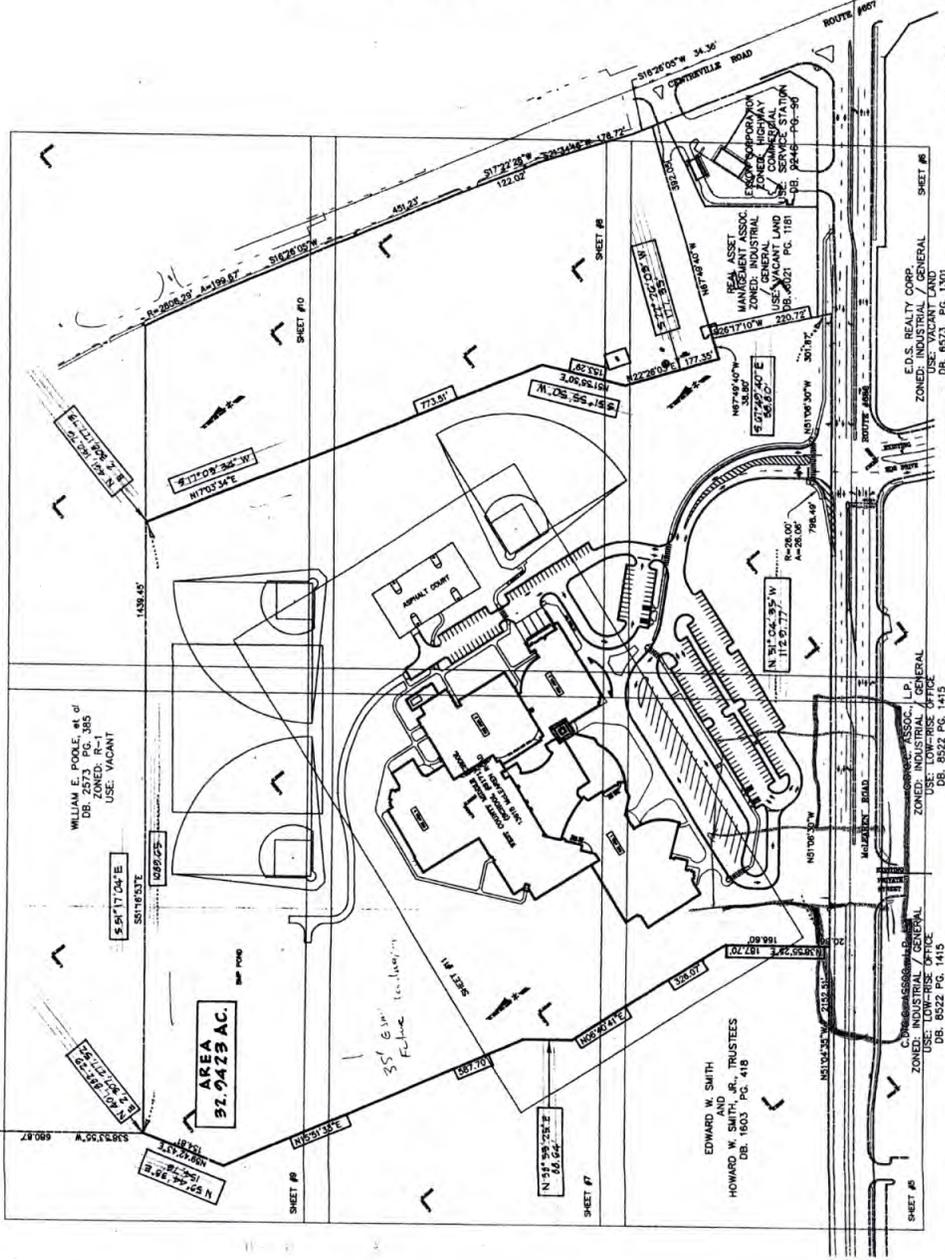
REQUIRED:
 1. THE PAVEMENT SHALL BE 1" OF E.A. = 150 SPACES
 20 SPACES FOR WALKWAYS = 20 SPACES
 TOTAL REQUIRED = 150 SPACES

PROVIDED:
 194 SPACES
 20 SPACES
 TOTAL PROVIDED = 202 SPACES

LOADING SPACES:
 REQUIRED:
 1 SPACE PER 14,10,000 G.F.A. PLUS
 1 SPACE FOR EACH ADDITIONAL 100,000 G.F.A. = 3 SPACES
 PROVIDED: 4 SPACES

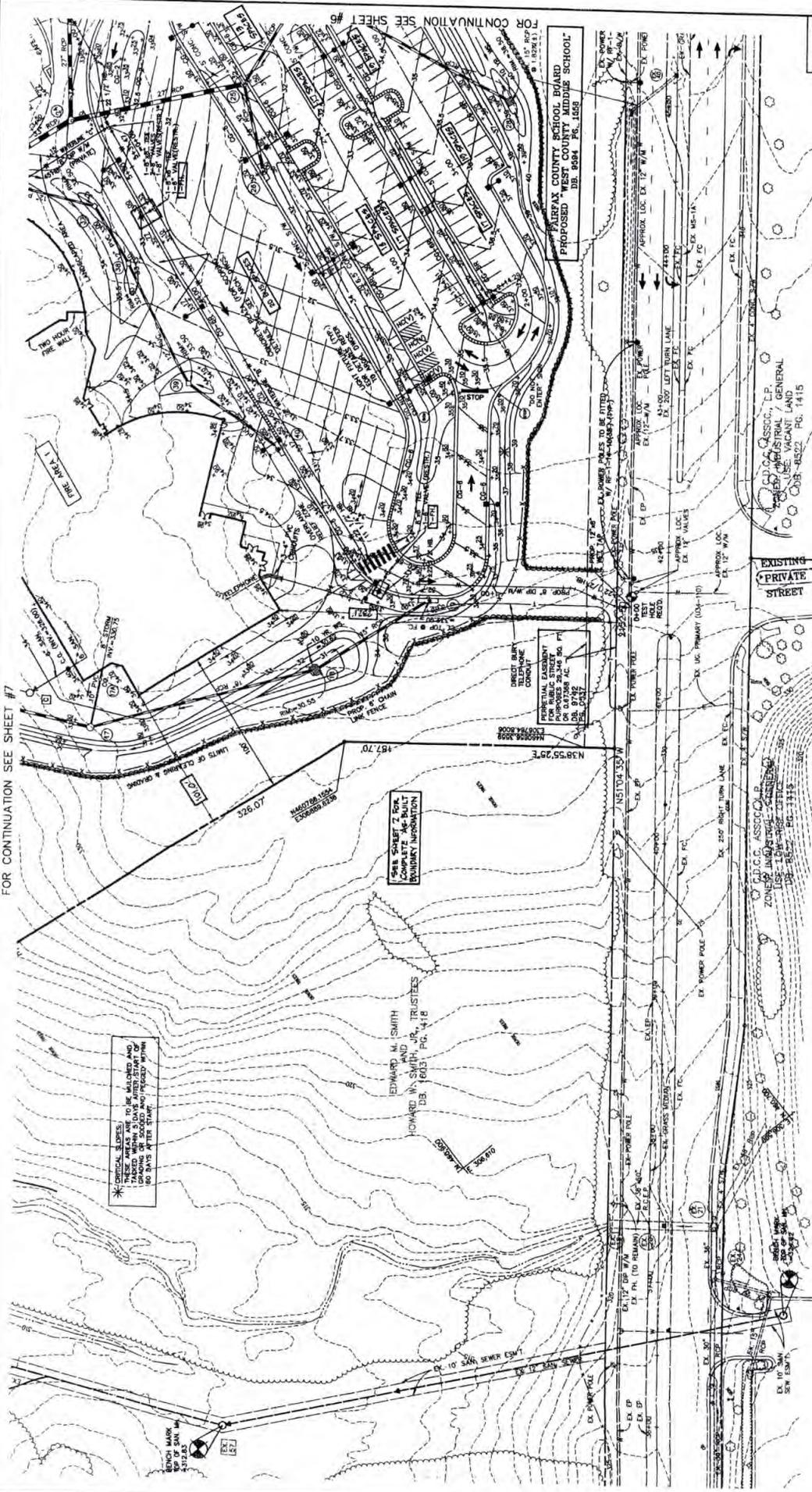
GENERAL NOTES

1. FOR SITE DATA SEE THIS SHEET; FOR SITE GEOMETRY SEE SHEETS #3 & #4.
2. ENGINEERING ASSOCIATES, INC. (E.A.I.) SURVEY PROVIDED BY "M SURVEY CORPORATION", BOUNDARY SURVEY PROVIDED BY URBAN ENGINEERING & ASSOCIATES, INC.
3. FOR GRADING PLANS, SEE SHEETS #5 - #11.
4. ALL CURB AND GUTTER TO BE 02-4, 02-4R, 02-2, OR 04-1.
5. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
6. FIRE PROTECTION IS TO BE PROVIDED ON SITE BY PROPOSED HYDRANTS AND AUTOMATIC BUILDING SPRINKLER SYSTEM.
7. FOR TREE COVERAGE CALCULATIONS AND LANDSCAPE PLAN SEE SHEETS #31 - #37.
8. FOR PROFILES & DETAILS OF STORM SEWER SEE SHEETS #15 - #17.
9. FOR EROSION AND SEDIMENT CONTROL SEE SHEETS #18 - #23.
10. FOR S.M.I. DETAILS & B.M.P. DETAILS SEE SHEET #28.
11. FOR GEOTECHNICAL NOTES AND RECOMMENDATIONS, SEE SHEET #24.
12. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED BY FAIRFAX COUNTY PUBLIC SCHOOLS.
13. THE TOTAL TRAFFIC/STOP GENERATION FOR AN INTERMEDIATE SITE: 750 VEHICLES PER DAY (AS PER FFA CO. PRM 7-0002). ALL CONSTRUCTION SHALL CONFORM TO COUNTY OF FAIRFAX AND V.D.O.T. STANDARDS & SPECIFICATIONS AND A.D.A. STANDARDS & SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
16. BEFORE TEST HOLES REQUIRED TO DETERMINE EXISTING UTILITIES AND LOCATIONS OF EXISTING UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BY CALLING "MISS UTILITIES" AT 703-246-7000. IF THERE IS A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO AS NOT TO CAUSE DAMAGE TO EXISTING UTILITIES.
17. ALL HANDICAPPED SPACES TO HAVE AN ABOVE GRADE SIGN (DETAIL SH. #29).
18. ALL EXISTING WALLS 2' AND HIGHER REQUIRE SEPARATE PERMIT BY THE OWNER.
19. ALL EXISTING WALLS 2' AND HIGHER REQUIRE SEPARATE PERMIT BY THE OWNER.
20. WATER FROM THE SITE PARTICULARLY ADJACENT TO BUILDINGS AND STORM WATER SHALL BE DISPOSED IN A MANNER TO PRECLUDE THE POORING OF WATER ON ADJACENT PROPERTIES.
21. HANDRAILS REQUIRED FOR MORE THAN TWO RISERS. SEE ARCHITECTURAL PLANS.
22. ALL DISTURBED AREAS NOT PAVED OR BUILT UPON ARE TO BE SEEDED, WITH THE EXCEPTION OF THE AREA IN FRONT OF THE BUILDING INCLUDING THE CURB & FACE OF BLDG. AND THE AREA DELINEATED AS THE BALDFIELD THAT IS TO BE SEEDDED.
23. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES.
24. REVIEW AND APPROVAL OF PLANS, SPECIFICATIONS, AND REPORTS BY THE COUNTY, WITH OR WITHOUT RECOMMENDATIONS BY THE COUNTY ENGINEER, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES.
25. AFTER THE BENCH TREES ARE REMOVED WITHIN THE LIMITS OF CLEARING, THE CONTRACTOR SHALL BE RESPONSIBLE TO BALANCE EXISTING TOPOGRAPHY AND NOTIFY FAIRFAX COUNTY SCHOOLS OF ANY NEED TO REDESIGN IN ORDER TO MAINTAIN EXISTING TOPOGRAPHY.
26. FOR DETAILS NOT SHOWN HEREIN, REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS.
27. ON-SITE SOAKAWAY UNDERGROUND LOCATIONS TO BE SPECIFIED DURING CONSTRUCTION BY THE CONTRACTOR. THIS ENGINEER WILL ALSO SPECIFY THE LOCATION AND DETAILS OF OTHER UNDERGROUND LOCATIONS.
28. ALL CHAIN LINK FENCE TO BE GALVANNEAL COATED (PER FFA CO. PUBLIC SCHOOL SPECIFICATIONS).
29. B.M.P. / S.M.I. FACILITY TO BE MAINTAINED BY FFA CO. PUBLIC SCHOOLS.
30. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING BURIAL SITES.
31. STANDARD HAZARDOUS AND HAZARDOUS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED BY THE COUNTY ENGINEER FOR FAIRFAX COUNTY.
32. STANDARD HAZARDOUS AND HAZARDOUS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED BY THE COUNTY ENGINEER FOR FAIRFAX COUNTY. SUBJECT TO AN APPROVAL LETTER, SEE WATER RESOURCES DIVISION FOR DETAILS.
33. WHERE NOTED ON PROFILES, STORM DRAINAGE PORT SHALL HAVE WATERPROOF JOINTS (PER ASTM C-443).



<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNED BY</th> <th>CHK. BY</th> <th>APPROVED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION	DESIGNED BY	CHK. BY	APPROVED	DATE								<p>DATE DEC. 1995</p> <p>FILE NO. 89-466</p>
NO.	DATE	DESCRIPTION	DESIGNED BY	CHK. BY	APPROVED	DATE										
<p>URBAN ENGINEERING & ASSOC., INC.</p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p>7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 646-6060</p>		<p>WEST COUNTY MIDDLE SCHOOL #3171 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p>														
<p>AS-BUILT</p> <p>SCALE 1" = 100'</p>		<p>OVERVIEW SHEET</p> <p>WEST COUNTY MIDDLE SCHOOL #3171 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p>														
<p>BY GUIN BRIDGE ASSOCIATES, INC.</p> <p>ANNANDALE, VIRGINIA 22003</p>		<p>DATE DEC. 1995</p> <p>FILE NO. 89-466</p>														

FOR CONTINUATION SEE SHEET #7



* CRITICAL SLOPES
 THESE AREAS ARE TO BE MAINTAINED AND
 GRADING OF SLOPES AND PRESENT WITHIN
 60 DAYS AFTER START.

EDWARD M. SMITH
 AND
 HOWARD W. SMITH, JR., TRUSTEES
 DB. 1603 PG. 418

SEE SHEET 7 FOR
 COMPLETE AS-BUILT
 BOUNDARY INFORMATION

FAIRFAX COUNTY SCHOOL BOARD
 PROPOSED "WEST COUNTY MIDDLE SCHOOL"
 DB. 8084 PG. 1058

PLAN DATE
12-12-98
1-2-99
2-21-99
6-22-99

- NOTES:
1. FOR GENERAL NOTES SEE SHEET #2.
 2. SEE NOTE #24, SHEET #2.
 3. * DENOTES CRITICAL SLOPE.

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

AS-BUILT

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-6080

AS-BUILT
 BY CHAIN BRIDGE ASSOCIATES, INC.

AS-BUILT

SEAL OF THE BOARD OF SURVEYORS
 STATE OF VIRGINIA
 4/19/02
 (Professional Engineer Seal)

WEST COUNTY MIDDLE SCHOOL #3171
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 50'
 DATE: DEC., 1995
 C.I.T.

GRADING PLAN

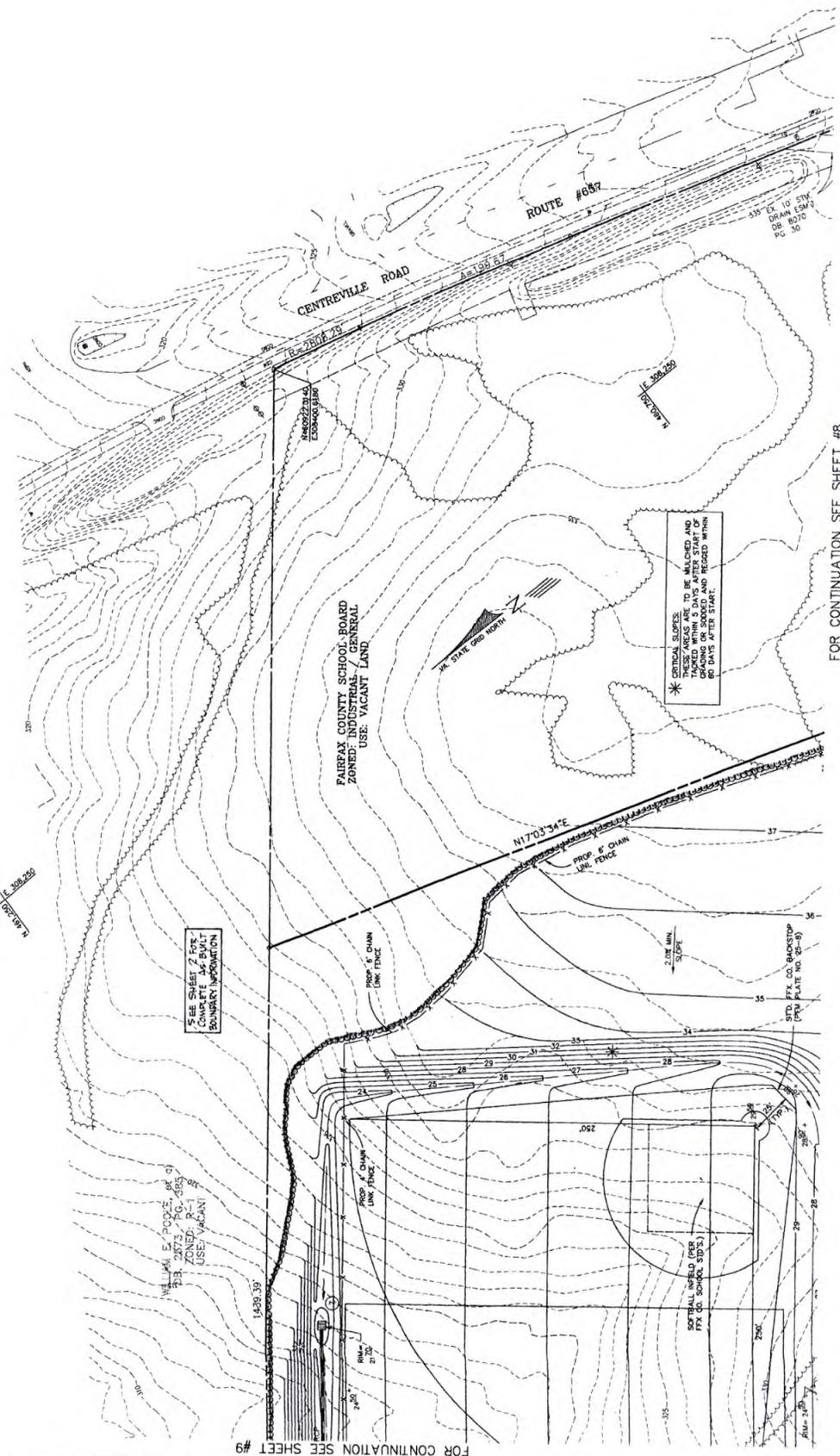
FOR CONTINUATION SEE SHEET #8

GOP SHEET 7 OF 17 - FOR INFORMATION PURPOSES ONLY

Y:\Rach

E. 308.750
E. 308.750

E. 308.250
E. 308.250



FOR CONTINUATION SEE SHEET #8

PLAN DATE
12-15-85
3-8-86
5-8-86
6-25-86

SHEET	FILE No.
10	SP-906
OF	
39	

GRADING PLAN
WEST COUNTY MIDDLE SCHOOL
 #3171
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 C.I. 1
 SCALE: 1" = 30'
 DATE: DEC., 1995



URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080
 AS-BUILT
 BY CHAIN BRIDGE ASSOCIATES, INC.
 JANUARY 1, 2002

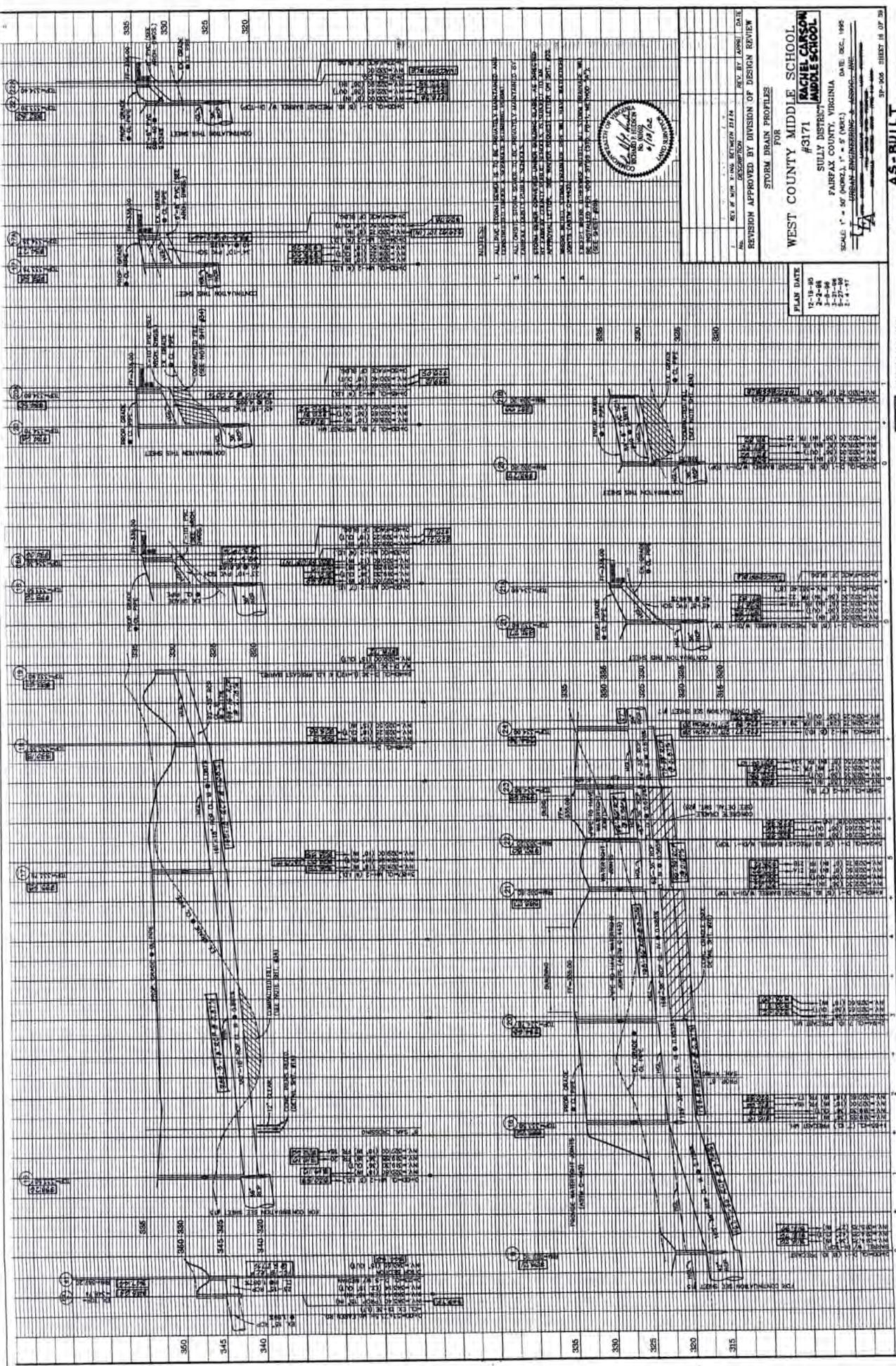
No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

SEE SHEET 2 FOR COMPLETE AS-BUILT BOUNDARY INFORMATION

CRITICAL SLOPES: THESE AREAS ARE TO BE MAINTAINED AND TRACKED WITHIN 5 DAYS AFTER START OF CONSTRUCTION AND REGRADED WITHIN 60 DAYS AFTER START.

WILLIAM E. POORE JR.
 20773 P.O. BOX 486
 ZONED: P-1
 USE: VACANT

STANDARD BACKSTOP
 (SEE PLATE NO. 22-9)



AS-BUILT
 LAND SURVEYING
 BY CHAIN BRIDGE ASSOCIATES, INC.
 WAREHOUSING VA

WEST COUNTY MIDDLE SCHOOL
 #3171
 RACHEL CARSON
 MIDDLE SCHOOL
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 50' (HORIZ.) 1" = 5' (VERT.)
 DATE: DEC. 1995
 DRAINAGE ENGINEERING & ASSOCIATES, INC.

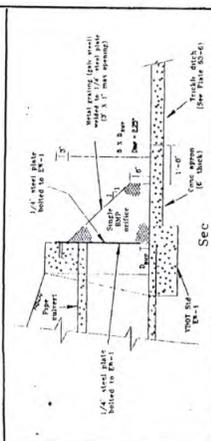
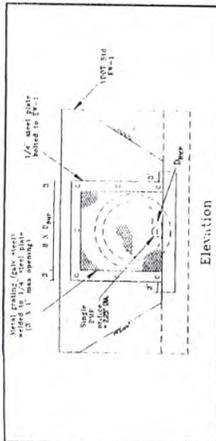
STORM DRAIN PROFILES
 FOR
 WEST COUNTY MIDDLE SCHOOL

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	REV. BY	DATE	DESCRIPTION
1	REV. BY WPA	12-18-95	AS-BUILT
2	REV. BY WPA	1-2-96	REVISED
3	REV. BY WPA	1-21-96	REVISED
4	REV. BY WPA	1-24-96	REVISED

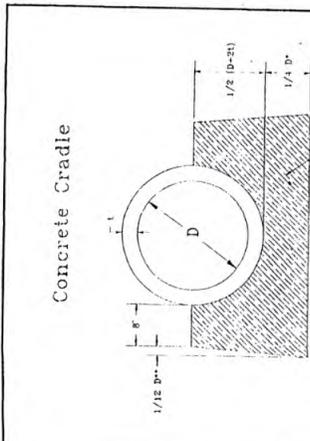
PLAN DATE:
 12-18-95
 1-2-96
 1-21-96
 1-24-96

AS-BUILT PERMITS AS-BUILT



Notes:
 1) The device shall be constructed with a minimum thickness of 0.15 inches as the flow velocity thru the pipe at the max. flow rate shall be less than 0.15 FPS.
 2) The device (metal grating and steel plate) may be applied directly against rectangular pipe.
 3) For larger pipe (height > 5') a 2' x 2' hinged gate with locking mechanism shall be installed on the front face of the pipe.

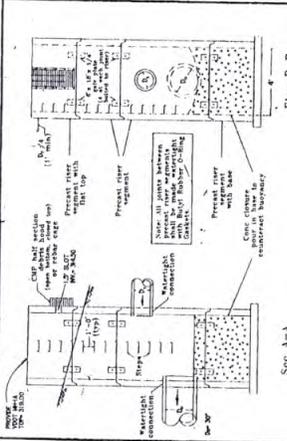
EMP EXTENDED BREAKDOWN DEVICE (EXAMPLE DETAIL)	PLATE NO. STD. NO.
	61-6



Concrete material for cradle
 $f_c = 4000 \text{ PSI}$ $f_t = 1600 \text{ PSI}$

* But not less than 6"
 ** If the pipe is laid in an excavated trench then the side walls may conform to the trench shape (i.e. the trench may become the cradle form)

STANDARD CONCRETE CRADLES EVENING THROUGH DAN ENGRAVMENTS	PLATE NO. STD. NO.
	67-6



Sec A-A
 ELEV. B-B
 PLATE NO. STD. NO.
 33-6

FIRE CODE ANALYSIS BY SAMAHA ASSOCIATES, P.C.
 (703) 691-3311

BUILDING CODES
 1990 IBCA
 ADA ACCESSIBILITY GUIDELINES

BUILDING DATA
 USE GROUPS: ROCK - V - ASSEMBLY
 CONSTRUCTION TYPE: II - NON-COMBUSTIBLE / UNPROTECTED
 BUILDING IS FULLY SPRINKLERED

BUILDING AREAS (GROSS)
 FIRST FLOOR: 43,200 SF
 SECOND FLOOR: 17,872 SF

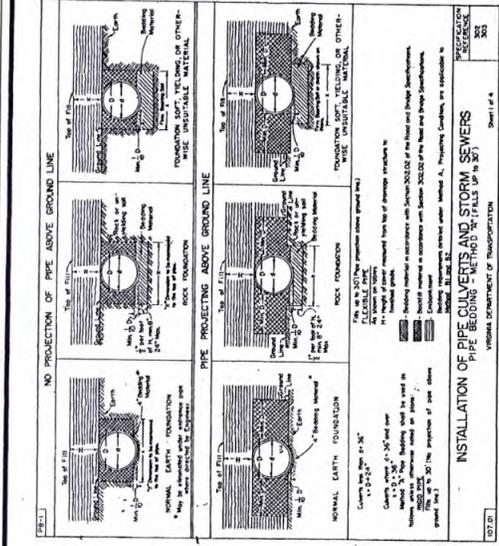
ALLOWABLE AREAS (FOR IBCA TABLE 503)
 USE GROUP E: 43,200 SF
 SPARKLE INCREASE AS NOTED BELOW AT INDIVIDUAL FIRE AREAS
 TOTAL: 43,200 SF

USE GROUP A3 - PERMETER INCREASE AS NOTED BELOW AT INDIVIDUAL FIRE AREAS
 PERMETER INCREASE AS NOTED BELOW AT INDIVIDUAL FIRE AREAS
 TOTAL: 23,200 SF

FIRE AREAS
 FIRE AREA A1 - USE GROUP "A1"
 ALLOWABLE AREA (INCLUDING 7.50 SF OF PERMETER INCREASE): 32,700 SF
 28,218 SF
 ALLOWABLE AREA (INCLUDING 7.50 SF OF PERMETER INCREASE): 28,200 SF
 25,200 SF
 ALLOWABLE AREA: 25,200 SF
 FIRE AREA A2 - USE GROUP "A2"
 ALLOWABLE AREA (INCLUDING 10.00 SF OF PERMETER INCREASE): 48,674 SF
 53,550 SF
 25,200 SF
 ALLOWABLE AREA: 25,200 SF
 FIRE AREA A3 - USE GROUP "A3"
 ALLOWABLE AREA (INCLUDING 10.00 SF OF PERMETER INCREASE): 15,665 SF
 25,200 SF
 25,200 SF
 ALLOWABLE AREA: 25,200 SF

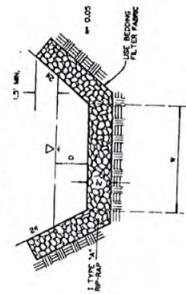
OCCUPANCY DATA
 FIRST FLOOR: 977
 SECOND FLOOR: 1273
 TOTAL: 4658

SECOND FLOOR:
 FIRE AREA A1: 365
 FIRE AREA A2: 628
 FIRE AREA A3: 990
 TOTAL: 993



INSTALLATION OF PIPE CULVERTS AND STORM SEWERS
 PIPE BEDDING - METHOD "W" (FALLS UP TO 30")
 VERTICAL ALIGNMENT OF FOUNDATION

EMERGENCY SPILLWAY OUTLET CHANNEL



POUND RUNOFF (N)	Ways	Open CFS	Depth	Vvms
1	2-18"	20	0.43	87-74.32

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

SWM / BMP POND DETAILS AND FIRE CODE ANALYSIS
 WEST COUNTY MIDDLE SCHOOL #3171
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PLAN DATE	7/13/98
	8/14/98
	10/11/98
	6/20/99

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

BMP FACILITY DESIGN CALCULATIONS

PLAN NAME: West County Middle School
 PLAN NUMBER:
 ENGINEER: Shawn T. Frost

I. WATER QUALITY NARRATIVE

II. Watershed Information

PART 1: List all of the Subarea and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" Factor	Acres	Product
(1) 1 ONSITE CONTROLLED	0.54	24.33	13.14
(2) 2 OFFSITE CONTROLLED	0.75	4.14	3.11
(3) 3 OFFSITE CONTROLLED	0.75	0.56	0.42
(4) 4 ONSITE UNCONTROLLED	0.20	1.88	0.38
(5) 5 ONSITE OPENSPACE CONTROLLED	0.20	2.03	0.41

III. PHOSPHORUS REMOVAL - GENERAL

Extended Detention Dry Pond
 40.00%

IIIa. Phosphorus Removal - "Decoquium Method"

PART 2: Compute the Total Phosphorus Removal for the Site

(A) Area of the Site	(a)	(b)	(c)	Product
(1) Subarea Designation	(1)	(2)	(3)	(4)
1 ONSITE CONTROLLED	0.54	24.33	13.14	3.11
2 OFFSITE CONTROLLED	0.75	4.14	3.11	0.77
3 OFFSITE CONTROLLED	0.75	0.56	0.42	0.11
4 ONSITE UNCONTROLLED	0.20	1.88	0.38	0.09
5 ONSITE OPENSPACE CONTROLLED	0.20	2.03	0.41	0.10
(C) Weighted average "C" factor		(b) Total	14.78	45%
		(b)(a)(c)		

PART 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP	Removal Area (A)	"C" Factor	Product
(1) Onsite Controlled	1	24.33	0.54	13.14
(2) Offsite Controlled	2	4.14	0.75	3.11
(3) Offsite Controlled	3	0.56	0.75	0.42
(4) Onsite Uncontrolled	4	1.88	0.20	0.38
(5) Onsite OpenSpace Controlled	5	2.03	0.20	0.41
(C) Weighted average "C" factor		(b) Total	14.78	45%
		(b)(a)(c)		

PART 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement 45%
 (B) If line 3(a) 44% > Line 4(a) 40% then Phosphorus removal requirement is satisfied

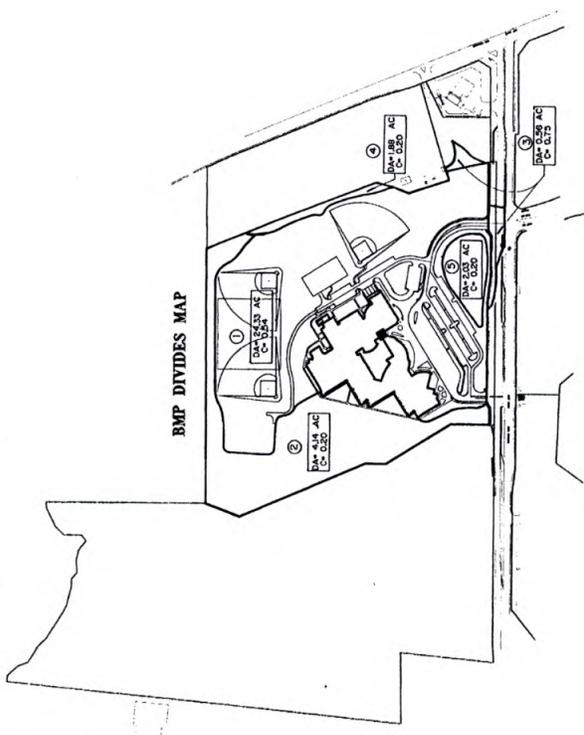
IV. Site Coverage

PART 5: Determine Compliance with Site Coverage Requirement

Subarea Designation	"C" Factor	Acres	Product
4 ONSITE UNCONTROLLED	0.20	1.88	0.38
(A) Total uncontrolled area	(a)	(b)	(c)
(B) Total uncontrolled area		(b)	1.88
(C) Weighted average "C" factor	(b)(c)/(a)		0.20

PART 6: Determine the Offset Area for which Coverage is Required

Subarea Designation	"C" Factor	Acres	Product
3 OFFSITE CONTROLLED (20%)	0.75	0.56	0.42
(a) Total		(a)	0.42



BMP DIVIDES MAP

V. Storage

PART 7: Compute the Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C" Factor	Acres	Product
1 ONSITE CONTROLLED	0.54	24.33	13.14
2 OFFSITE CONTROLLED	0.75	0.56	0.42
3 OFFSITE CONTROLLED	0.20	2.03	0.41
(B) Weighted average "C" factor	(b)(c)/(a)		0.41

PART 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond
 Chart A6-40 value (Appendix 4.3) for BMP storage per acre
 [(0.373x"C")^{0.75}] or [1.25x(acre)]
 Design 1 (48 hour drawdown)
 Line 7(a) 26.15 X Line 8(a) 1356.26 = 35,466.20 cf

VI. Outlet Computation

PART 9: Determine the Required Outlet Size for Each Extended Detention Facility

(A) BMP storage Requirement (S) from Part 8	(b)	(c)
(B) Maximum Head (h) at the required BMP storage from the rate-of-storage curve for the facility	(b)	(c)
(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs (Appendix 4.3)	0.000116 X LINE 8(a) 35,466.20	(c)
(D) Subarea outlet area (A) [larger of (a) to the 5"]	6.50 [to the 5"]	(d)
Line 9(c) 0.41 [larger of (b) to the 5"]		(e)
(E) Diameter of a circular outlet	12.00 [to the 5"]	(f)
12.00 [to the 5"]		(g)

<p>PLAN DATE 12-03-95 5-27-96 6-20-96</p>	<p>SHEET 28 OF 39</p>	<p>BMP DIVIDES MAP AND COMPUTATIONS</p> <p>WEST COUNTY MIDDLE SCHOOL #3171 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1" = 250' C.L. 1 DATE: DEC. 1995</p>												
<p>GDP SHEET 17 OF 17 - FOR INFORMATION PURPOSES ONLY</p>														
<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV. BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE							<p>URBAN ENGINEERING & ASSOC., INC.</p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p>7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-6060</p>	<p style="text-align: center;">  </p>
NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE									

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant requests an amendment to the existing proffers for RZ 82-C-016, to permit the Rachel Carson Middle School to construct a second access point from McLearen Road. The new driveway, which is primarily intended to allow for school bus egress via right turns only, would be located at the western end of the site, aligned with the entrance to the office park located on the south side of McLearen Road. The applicant is also proposing to allow the exit to be utilized by regular vehicular traffic outside of school hours, during special events such as back-to-school night.

A reduced copy of the generalized development plan is included at the front of this report. The proffers are included as Appendix 1, and the Affidavit and Statement of Justification are included as Appendices 2 and 3.

Modifications:

No modifications or waivers are being requested with the current application.

LOCATION AND CHARACTER OF THE AREA

Location:

The property in question is located along the north side of McLearen Road approximately 400 feet west of Centreville Road. Current access to the site is provided via a signalized driveway from McLearen Road.

Site Description:

The 32.94 acre school property is developed with the 178,596 s.f. middle school; 202 parking spaces; and sports fields. A detention basin is located at the northwest corner of the site. The property currently has a single access point from McLearen Road at a signal-controlled intersection opposite EDS Drive. While a majority of the property has been cleared for the school, a small wooded buffer currently rings the site to the north, east, and west.

Surrounding Area Description

The site abuts the Creekside Townhouses to the north and an Exxon service station to the southeast. The properties to the east and west are currently vacant and heavily

wooded. The Dulles International Centre office park, (which includes the private Nysmith School) is located to the south, across McLearen Road. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

DIRECTION	USE	ZONING	PLAN
North	Townhouses	PDH-5	Residential 4-5 du/ac
South	Office/Private School	I-5	Campus Style Office up to 1.0 FAR
East/Southeast	Vacant /Service Station	I-5/C-8	Low intensity office up 0.50 FAR/Retail
West	Vacant	I-5	Light Industrial/Light Flex up 0.35 FAR

BACKGROUND

On July 26, 1982, the original 82 acre parcel (24-4-((1))-3) received rezoning approval (RZ 82-C-016) to rezone from R-1 to I-5, subject to proffers dated July 20, 1982. Proffer #2 specifically limited the property to two curb cuts on McLearen Road and one curb cut on Centreville Road.

In 1995, a portion of the original parcel was acquired by the Fairfax County School Board and subdivided into two new parcels, making a total of three lots subject to the original proffers (Lots 3, 11A, and 11B). Lot 11A was developed with the middle school and currently contains one driveway from McLearen Road. The other two lots remain undeveloped. The applicant indicates that the other permitted curb cut from McLearen Road is reserved for the future development of Lot 3, thereby necessitating an amendment to the proffers to allow for the additional driveway for the school.

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** Area III
- Planning District:** Upper Potomac
- Planning Sector:** UP6 – Sully
- Special Area:** Dulles Suburban Center-Land Unit D-2
- Plan Map:** Industrial

While the comprehensive plan makes no specific recommendations with regard to access to the school property, it does recommend that “careful attention should be made when addressing any future development and related impacts around Rachel Carson Middle School” (see Appendix 4 for relevant Plan citations).

ANALYSIS

Generalized Development Plan (GDP) (copy at front of staff report)

Title of GDP: Rachel Carson Middle School – Proffered condition Amendment
Prepared by: Hamid Matin, PE, of Professional Design Group, Inc.
Date: May 6, 2011, revised to October 12, 2011
Sheets: 17

Site Layout

The Generalized Development Plan (GDP) shows the new driveway located approximately 700 feet to the west of the existing entrance, aligned with the driveway to the Dulles International Center (see location in Figure 1, below). After discussions with the applicant, the paved width of the driveway has been adjusted to 26 feet. The existing chain link fence is being modified to accommodate the driveway and a new manually operated gate and “do not enter” signage is being proposed near McLearen Road to restrict use of the driveway to buses at authorized times, as well as regular traffic during special events. In total, the new driveway would add 2,535 sf. of additional paved surface; the applicant is proposing to utilize a “porous asphalt” to minimize additional run-off.



Figure 1. Aerial Photo of Site with Location of Proposed Driveway

Site Plantings

The installation of the driveway will require the removal of four evergreen trees. However, all of these trees are either dead or in generally poor condition. The applicant is proposing to plant a total of seven new trees along both sides of the new driveway.

Driveway Operation

The primary purpose of the new driveway is to provide school bus egress via right turns during pick-up and drop-off times, Monday through Friday. The applicant estimates that up to 31 buses would utilize the driveway during these periods. Similar to most other Fairfax County schools, the applicant is proffering a manually operated gate that will be utilized to restrict use of the driveway to authorized times. The applicant is also requesting that the driveway be permitted to be utilized for certain special events such as back-to-school nights and concerts during non-school hours. During these events, regular vehicular traffic would also be permitted to utilize the driveway, as regulated by the school.

Land Use/ Environmental Analysis

No land use or environmental issues were identified with this application.

Transportation Analysis (Appendix 6)

Both Fairfax County DOT and VDOT have reviewed the proposal. The recommendations of transportation staff included the installation of a gate; provision of proper signage; and adequate driveway width, all of which are reflected on the GDP dated October 12, 2011.

Stormwater Management Analysis (Appendix 7)

The proposed driveway will be constructed utilizing a pervious asphalt surface, which will reduce additional run-off associated with the proposal. Several technical issues were raised by Stormwater Management which will be addressed during the site plan review phase of the project.

Urban Forestry Analysis (Appendix 8)

Urban Forest Management division (UFMD) identified concerns with the amount of clearing and grading associated with the original driveway proposal. The revised submission has adjusted the width of the driveway and minimizes the amount of grading necessary.

Public Facilities Analysis

No sewer, water, or Park Authority issues were identified with this application.

Proposed Amendment to Accepted Proffers

The applicant is proposing an amendment of the approved proffers (dated July 20, 1982,) specifically, condition #2 which limits the property to one access point onto McLearen Road, in order to allow for the proposed second access point. In addition, the applicant has proffered several conditions and restrictions that will govern the use of the new driveway. Specifically, the proffers state:

- During drop-off and pick periods the driveway will only be utilized by buses and signage will be installed along McLearen Road to this effect.
- The exit can be used for special events outside of normal bus hours at the discretion of the FCPS.
- A manually operated gate will be installed as shown on the GDP to restrict the use of the driveway to authorized times.

All other existing obligations and requirements are being carried forward in the revised proffers attached to this report as Appendix 1.

ZONING ORDINANCE PROVISIONS

Bulk/Zoning Requirements		
Requirement	I-5 Zone	Proposed
Min. Lot Size	20,000 sf.	32.94 acres
Min. Lot width	100 feet	>100 feet
Max. Floor Area Ratio	0.5	0.12
Min. Front Yard	45° angle of bulk plane (no less than 40 feet)	230 feet
Max. Building Height	75 feet	40 feet
Min. Open Space	15%	78%

Transitional Screening and Barrier Requirements

Transitional screening and barriers are required adjacent to the townhouses to the north of the site. A strip of mature evergreen and deciduous trees currently provides screening in this location. No additional transitional screening and barriers are required as part of this application.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

The proposed Proffered Condition Amendment to allow an additional access point from the school onto McLearen Road for bus egress and special events is in conformance with the purpose and intent of the Comprehensive Plan, the I-5 District, and with the approved proffers, and does not adversely impact the surrounding residential or commercial development.

Staff Recommendation

Staff recommends Board approval of PCA 82-C-016, subject to the execution of proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in accepting 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.

APPENDICES

1. Proffers
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Citations
5. RZ 82-C-016 Approved Proffers
6. Transportation Analysis
7. Stormwater Management Analysis
8. Urban Forestry Analysis
9. Glossary of Terms

FAIRFAX COUNTY SCHOOL BOARD
(RACHEL CARSON MIDDLE SCHOOL)
PCA 82-C-016
PROFFER STATEMENT
SEPTEMBER 20, 2011
SEPTEMBER 30, 2011
OCTOBER 12, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 82-C-016, Fairfax County School Board (the "Applicant") and the undersigned owner of the approximately 32.94 acres (known as Fairfax County Tax Map Parcel 24-4-((1))-11A) included in this application (the "Property"), proffers for itself and its successors and assigns that development of the Property shall be in conformance with the previous proffers approved by the Board of Supervisors in RZ 82-C-016 and dated July 20, 1982, which proffers shall remain in full force and effect except as amended by and subject to the following terms and conditions. In the event this application is denied, these revised proffers shall immediately be null and void and the previous proffers dated July 20, 1982 shall remain in full force and effect.

1. **The following text is proffered to be appended to Paragraph 2:**

An additional curb cut for Tax Map Parcel 24-4-((1))-11A onto McLearen Road shall be permitted as depicted on the GDP and subject to the following restrictions:

- The new access shall be utilized for school bus egress only during the morning drop-off and afternoon pick-up periods. Cars shall not be permitted to use the new access during the morning drop-off and afternoon pick-up periods. Signage shall be posted on the Property at McLearen Road identifying the new access for bus use only during the morning drop-off and afternoon pick-up periods.
- The new access may also be used outside of school bus use hours to alleviate traffic congestion during special events, as determined by the school.
- To minimize the potential for conflict with bus traffic, a manually operated gate shall be provided for the new access as generally shown on the GDP.

2. **A new Paragraph 9 is proffered to be added as follows:**

The Property shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated May 6, 2011, as revised through October 12, 2011, prepared by Professional Design Group, Inc., consisting of seventeen (17) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcel 24-4-((1))-11A

By: _____
Name: _____
Title: _____

Ho to Bette
7/12/11

REZONING AFFIDAVIT

DATE: May 24, 2011
(enter date affidavit is notarized)

APPENDIX 2

I, Dean A. Tistadt, 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-82-C-016
(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.)

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)
Fairfax County School Board, a body corporate(1) Agents: Kathy L. Smith Dean A. Tistadt Kevin M. Sneed Weldon Spurling II (nmi)	8115 Gatehouse Road Falls Church, VA 22042	Applicant/Title Owner
Hunton & Williams LLP(2)	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Nicholas H. Grainger John C. McGranahan, Jr. Francis A. McDermott	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

(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: May 24, 2011
 (enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
 (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
Professional Design Group, Inc. (3) Agent: Hamid Matin	14301-B Sullyfield Circle Suite 203 Chantilly, VA 20151	Engineers/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: May 24, 2011
(enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
(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
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.)

Kathy L. Smith, Chairman Stuart D. Gibson, Bd Member James L. Raney, Bd Member Dean A. Tistadt, COO
Brad Center, Vice Chairman Martina A. Hone, Bd Member Daniel G. Storck, Bd Member
Elizabeth T. Bradsher, Bd Member Ilryong Moon, Bd Member Jane K. Strauss, Bd Member
Sandra S. Evans, Bd Member Patricia S. Reed, Bd Member Judith (Tessie) Wilson, Bd Member

(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: May 24, 2011
(enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
(enter County-assigned application number (s))

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

(3)Professional Design Group, Inc.
14301-B Sullyfield Circle
Suite 202
Chantilly, VA 20151

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Fariba Sadeghpour (sole shareholder)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Fariba Sadeghpour, President/Treasurer
Hamid Matin, Vice President/Secretary

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

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)

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: May 24, 2011
(enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
(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 22012

(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)

- Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres

(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: May 24, 2011
(enter date affidavit is notarized)for Application No. (s): PCA-82-C-016
(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 22012(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)

Lucas Bergkamp (nmi)	Stacy M. Colvin	Melanie Fitzgerald (nmi)
Lon A. Berk	Terence G. Connor	Robert N. Flowers
Douglas M. Berman	Stephen Gregory Cope	William M. Flynn
Mark B. Bierbower	Cameron N. Cosby	Laura M. Franze
Stephen R. Blacklocks	Ted C. Craig	Lauren E. Freeman
Jeffrey M. Blair	Cyane B. Crump	Edward J. Fuhr
Michael J. Blayney	Ashley Cummings (nmi)	Charles A. Gall
Matthew P. Bosher	Alexandra B. Cunningham	Daniel C. Garner
James W. Bowen	William D. Dannelly	Douglas M. Garrou
Lawrence J. Bracken, II	Samuel A. Danon	Richard D. Gary
James P. Bradley	Barry R. Davidson	John T. Gerhart, Jr.
Sheldon T. Bradshaw	John A. Decker	Jeffrey W. Giese
David F. Brandley, Jr.	John J. Delionado	Neil K. Gilman
Craig A. Bromby	Stephen P. Demm	C. Christopher Giragosian
Benjamin P. Browder	Dee Ann Dorsey	Timothy S. Goettel
A. Todd Brown	Edward L. Douma	L. Raúl Grable
Tyler P. Brown	Mark S. Dray	Douglas S. Granger
F. William Brownell	Sean P. Ducharme	J. William Gray, Jr.
Kevin J. Buckley	Deidre G. Duncan	Charles E. Greef
Kristy A. Niehaus Bulleit	Roger Dyer (nmi)	Christopher C. Green
Joseph B. Buonanno	Frederick R. Eames	Robert J. Grey, Jr.
Nadia S. Burgard	Maya M. Eckstein	Greta T. Griffith
Eric R. Burner	Joseph C. Edwards	Bradley W. Grout
M. Brett Burns	W. Jeffery Edwards	Jeffrey W. Gutchess
Brian M. Buroker	John C. Eichman	Miles B. Haberer
P. Scott Burton	Edward W. Elmore, Jr.	Robert J. Hahn
Ellis M. Butler	Frank E. Emory, Jr.	Jarrett L. Hale
Ferdinand A. Calice	Juan C. Enjamio	Eric J. Hanson
Matthew J. Calvert	John D. Epps	Ronald M. Hanson
Daniel M. Campbell	Patricia K. Epps	Jason W. Harbour
Thomas H. Cantrill	Phillip J. Eskenazi	Ray V. Hartwell, III
Curtis G. Carlson	Joseph P. Esposito	Jeffrey L. Harvey
Jean Gordon Carter	Kelly L. Faglioni	John D. Hawkins
Charles D. Case	Susan S. Failla	Timothy G. Hayes
Thomas J. Cawley	Eric H. Feiler	Rudene Mercer Haynes
James N. Christman	Edward F. Fernandes	Mark S. Hedberg
Whittington W. Clement	Norman W. Fichthorn	Colleen Heisey (nmi)
Herve' Cogels (nmi)	Andrea Bear Field	Michael S. Held
Cassandra C. Collins	Kevin J. Finto	Gregory G. Hesse

(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: May 24, 2011
(enter date affidavit is notarized)for Application No. (s): PCA 82-C-016
(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 22012(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)

David A. Higbee	Gregory F. Lang	T. Justin Moore, III
Thomas Y. Hiner	David C. Lashway	Thurston R. Moore
D. Bruce Hoffman	Andrew W. Lawrence	Bruce W. Moorhead, Jr.
Robert E. Hogfoss	Daniel M. LeBey	Robert J. Morrow
John R. Holzgraefe	Bradley T. Lennie	Ann Marie Mortimer
Cecelia Philipps Horner	L. Steven Leshin	Michael J. Mueller
George C. Howell, III	Catherine D. Little	Eric J. Murdock
Kevin F. Hull	David C. Lonergan	Frank J. Murphy, Jr.
Donald P. Irwin	David S. Lowman, Jr.	Ted J. Murphy
Judith H. Itkin	Michael J. Madden, Jr.	Thomas P. Murphy
Makram B. Jaber	Tyler Maddry (nmi)	David A. Mustone
Lori Elliott Jarvis	Kimberly M. Magee	James P. Naughton
Matthew D. Jenkins	Manuel E. Maisog	Michael Nedzbala (nmi)
Andrew E. Jillson	Alan J. Marcuis	Henry V. Nickel
Harry M. Johnson, III	Brian R. Marek	Lonnie D. Nunley, III
James A. Jones, III	Stephen S. Maris	Michael A. Oakes
Kevin W. Jones	Thelma Marshall (nmi)	Leslie A. Okinaka
Laura E. Jones	Jeffrey N. Martin	John D. O'Neill, Jr.
Dan J. Jordanger	John S. Martin	Pam Gates O'Quinn
Roland Juarez (nmi)	J. Michael Martinez de Andino	Michael A. O'Shea
Thomas R. Julin	Walfrido J. Martinez	Brian V. Otero
W. Alan Kailer	Joseph Clarke Mathews	Raj Pande (nmi)
Andrew Kamensky (nmi)	Laurie Uustal Mathews	Randall S. Parks
E. Peter Kane	John Gary Maynard, III	Peter S. Partee, Sr.
Thomas F. Kaufman	Fraser A. McAlpine	J. Steven Patterson
Joseph C. Kearfott	William H. McBride	William S. Patterson
Michael G. Keeley	Michael C. McCann	Michael P. F. Phelps
G. Roth Kehoe, II	T. Allen McConnell	Robert Dean Pope
Douglas W. Kenyon	Robert G. McCormick	Curtis D. Porterfield
Michael C. Kerrigan	Francis A. McDermott	Laurence H. Posorske
Ryan T. Ketchum	Alexander G. McGeoch	Kurtis A. Powell
Robert A. King	Paul E. McGeown	Lewis F. Powell, III
Robert Klotz (nmi)	John C. McGranahan, Jr.	J. Waverly Pulley, III
Edward B. Koehler	David T. McIndoe	Robert T. Quackenboss
John T. Konther	Gustavo J. Membiela	Dearbhla Quigley (nmi)
Torsten M. Kracht	Mark W. Menezes	Dionne C. Rainey
Christopher G. Kulp	Gary C. Messplay	Katherine E. Ramsey
Christopher Kuner (nmi)	Patrick E. Mitchell	John Jay Range
David Craig Landin	Jack A. Molenkamp	Stuart A. Raphael

(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: May 24, 2011
(enter date affidavit is notarized)for Application No. (s): PCA 82-C-016
(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 22012(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)

John M. Ratino	Jo Anne E. Sirgado	Abigail C. Watts-FitzGerald
Robert S. Rausch	Laurence E. Skinner	William L. Wehrum
Belynda B. Reck	Thomas G. Slater, Jr.	Peter G. Weinstock
Baker R. Rector	Brooks M. Smith	David B. Weisblat
Shawn Patrick Regan	Caryl Greenberg Smith	Malcolm C. Weiss
Sona Rewari (nmi)	John R. ("J. R.") Smith	Mark G. Weisshaar
Thomas A. Rice	Yisun Song (nmi)	Hill B. Wellford, Jr.
Jennings G. ("J. G.") Ritter, II	Lisa J. Sotto	Kevin J. White
Kathy E. B. Robb	Joseph C. Stanko, Jr.	Jonathan M. Wilan
Daryl B. Robertson	Marty Steinberg (nmi)	Amy McDaniel Williams
Gregory B. Robertson	Todd M. Stenerson	Holly H. Williamson
Patrick L. Robson	John J. Stenger	Michael G. Wilson
Robert M. Rolfe	Gregory N. Stillman	Evan D. Wolff
Ronald D. Rosener	C. Randolph Sullivan	Allison D. Wood
Michael Rosenthal (nmi)	R. Michael Sweeney, Jr.	John W. Woods, Jr.
Brent A. Rosser	Henry Talavera (nmi)	David C. Wright
William L. S. Rowe	Andrew J. Tapscott	Richard L. Wyatt, Jr.
Marguerite R. Ruby	Robert M. Tata	Scott F. Yarnell
D. Alan Rudlin	Rodger L. Tate	William F. Young
Mary Nash K. Rusher	W. Lake Taylor, Jr.	Lee B. Zeugin
D. Kyle Sampson	Wendell L. Taylor	Manida Zimmerman (nmi)
Karen M. Sanzaro	Robin Lyn Teskin	
Stephen M. Sayers	John Charles Thomas	
Arthur E. Schmalz	Martin K. Thomas	
Gregory J. Schmitt	Gary E. Thompson	
John R. Schneider	B. Cary Tolley, III	
Howard E. Schreiber	Timothy J. Toohey	
Jeffrey P. Schroeder	Bridget C. Treacy	
Robert M. Schulman	Thomas B. Trimble	
Jeremy R. Schwer	Melvin E. Tull, III	
P. Watson Seaman	Julie I. Ungerman	
James S. Seevers, Jr.	Surasak Vajasit (nmi)	
Douglass P. Selby	Mark C. Van Deusen	
Joel R. Sharp	C. Porter Vaughan, III	
Michael R. Shebelskie	Emily Burkhardt Vicente	
Rita A. Sheffey	Mark R. Vowell	
Ryan A. Shores	Linda L. Walsh	
Aaron P. Simpson	William A. Walsh, Jr.	
Jonathan G. Simpson	Lynnette R. Warman	

(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: May 24, 2011
(enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
(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: May 24, 2011
(enter date affidavit is notarized)

for Application No. (s): PCA-82-C-016
(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.)

Francis A. McDermott has contributed in excess of \$100 to Supervisor Herryty.

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

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

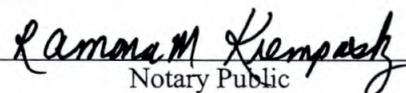
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, 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:

(check one) Applicant  Applicant's Authorized Agent

Dean A. Tistadt, Chief Operating Officer
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24th day of May, 2011, in the State/Comm. of VA, County/City of FAIRFAX.


Notary Public

My commission expires: January 31, 2014

RAMONA M. KREMPASKY
Notary Public
Commonwealth of Virginia
334450
My Commission Expires
January 31, 2014

Revised
September 20, 2011

STATEMENT OF JUSTIFICATION
RACHEL CARSON MIDDLE SCHOOL
PCA 82-C-016

The Fairfax County School Board (the "School Board") seeks to amend the existing proffers for the Rachel Carson Middle School, which is identified on the Fairfax County Tax Maps as parcel 24-4-((1))-11A (the "Property"). The Property consists of approximately 32.94 acres and is located immediately north of McLearen Road near its intersection with Centreville Road. This Proffered Condition Amendment application ("PCA Application") is solely for the purpose of permitting an additional exit onto McLearen Road from Rachel Carson Middle School dedicated primarily to school bus use.

The Property was part of a larger tract, formerly parcel 24-4-((1))-3 (the "Original Parcel"), which consisted of approximately 82 acres and was rezoned to the I-5 District on July 26, 1982 (RZ 82-C-016, the "Original Rezoning"), subject to proffers dated July 20, 1982 (the "Proffers"). The Original Rezoning did not proffer development in conformance with a generalized development plan. The Proffers limited the Original Parcel to two street curb cuts onto McLearen Road. Currently, one curb cut exists onto McLearen Road, which acts as the sole means of access for Rachel Carson Middle School.

In 1995, a portion of the Original Parcel was acquired by the Fairfax County School Board. That portion was further subdivided into two separate parcels. As a result, there are currently three parcels that are subject to the Proffers approved with the Original Rezoning: Parcels 3, 11A and 11B. Rachel Carson Middle School was constructed on Parcel 11A in 1998. Parcel 3 is located to the west of the Property and is undeveloped. Parcel 11B is located to the east, along Centreville Road, and is also undeveloped. All of these parcels are located within Land Unit D-2 of the Dulles Suburban Center of the Comprehensive Plan. The Rachel Carson Middle School is planned for public use. The parcel west of the middle school is planned for light industrial/industrial flex uses and the parcel east of the school is planned for low intensity office uses.

The purpose of this PCA Application is to amend the Proffers associated with the Property to permit a third access point on McLearen Road that will be primarily for school bus use and will be limited to a right-turn exit only. The second entrance permitted by the approved Proffers is reserved for the future development of Parcel 3. There are no other changes requested to the approved Proffers. The additional bus access proposed by the School Board is a needed safety measure intended to separate buses from other vehicular traffic. This change will allow Rachel Carson Middle School to benefit from the system currently implemented at most school sites in Fairfax County. Although the primary purpose of the additional exit on McLearen Road is for school bus use, the exit may also be used to alleviate traffic congestion at large, special events held at the school including, without limitation, back to school nights and concerts. As the new access point will be limited to bus traffic and special events, it will have minimal impact, if any, on the existing traffic flow on McLearen Road. The new bus exit will alleviate congestion at the existing school entrance during peak school drop-off and pick-up hours, and

will have limited use during much of the peak morning and evening rush hours. The new access will not add additional daily trips. For all these reasons, the additional exit onto McLearn Road will continue to meet the intended goal of the Proffers.

The proposed PCA Application is in compliance with all applicable regulations, ordinances and adopted standards. No adverse impacts have been identified resulting from the additional bus access.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nich H Grainger", written over a horizontal line.

Nicholas H. Grainger
Attorney/Agent for Applicant

Comprehensive Plan Citations

Fairfax County Comprehensive Plan, Area III, 2011 edition, the Dulles Suburban Center Area, as amended through March 9, 2010, Sub-Unit D-2, Land Use Recommendations, page 74:

Land Use

1. With the exception of Parcel 24-2((1))21A, the area that is east of Park Center Road and the area that is west of Rachel Carson Middle School is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. East of Rachel Carson Middle School is planned for low intensity office use with a maximum .50 FAR, except for Parcels 24-4((1))5A and 5B, which are planned for retail use. Pedestrian connectivity from the school to the residential neighborhoods along Centreville Road shall be addressed when developing this area. This will include safe and convenient walking paths from Centreville Road to the school property to foster a more healthy and active environment for the student population. Careful attention should be made when addressing any future development and related impacts around Rachel Carson Middle School.

REZONING APPLICATION

APPENDIX 5



Number: RZ 82-C-016

District: Centreville

Acreage: 82.011

Section Sheet: 24-4

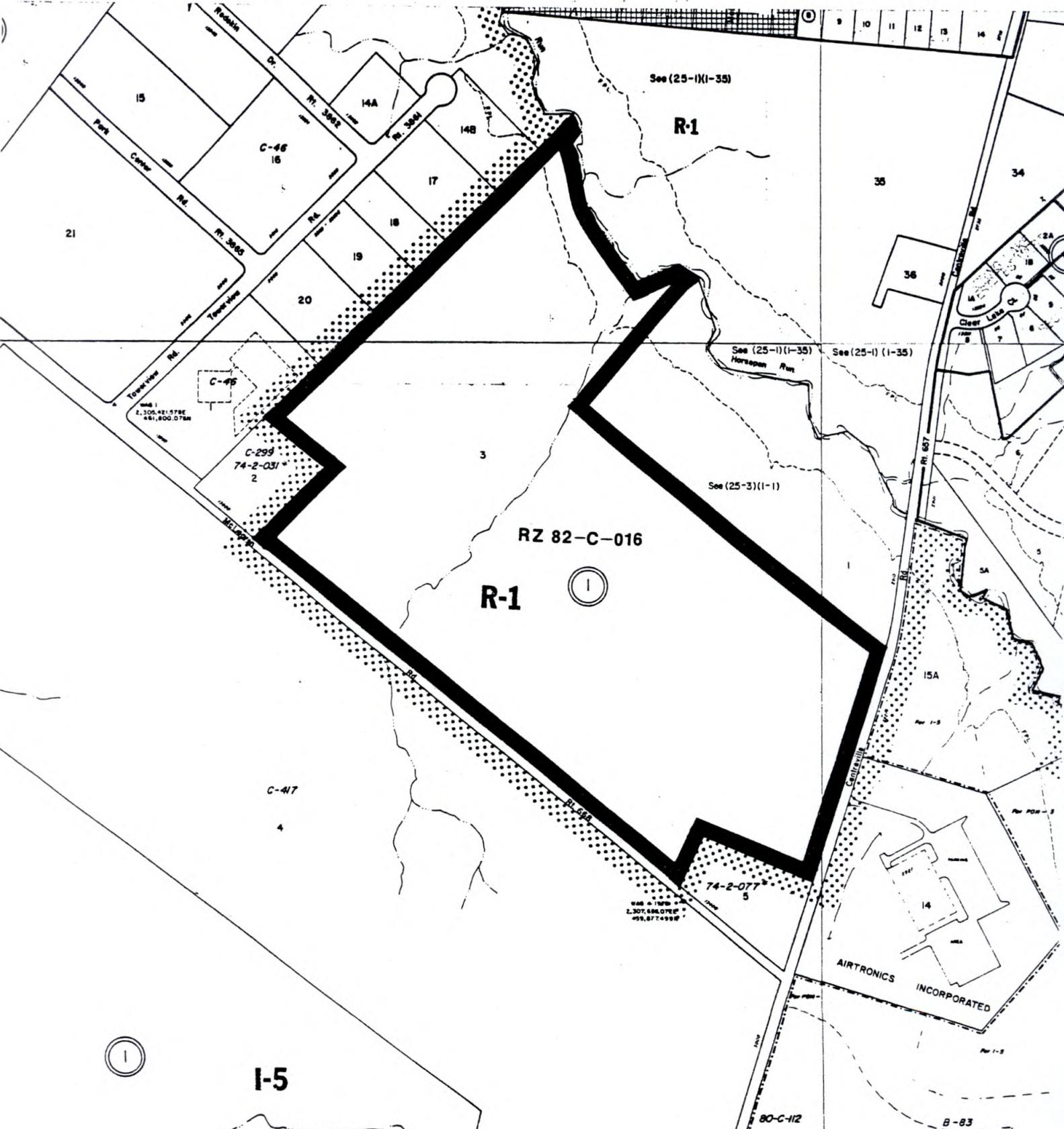
From: R-1

Subdivision: ((1))

To: I-5

Lot: 3

Applicant: Edward M. Smith, Tr., et.al



July 20, 1982

Mr. Sidney R. Steele
Chief
Zoning Evaluation Branch
Office of Comprehensive Planning
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: RZ 82-C-016
Tax Map 24-4(1) 3
Approx. 82 acres

Dear Mr. Steele:

As record owner of this tract, I make the following proffers regarding the development of this tract, subject to the rezoning of the tract to I-5. While these proffers shall be binding on the property, the proffers shall not be effected until the property is developed. I hereby agree:

1. To dedicate for public right of way that frontage on McLearen Road and Centreville Road to forty five (45) feet from the centerline of each road, with the understanding that curbs may be constructed thirty five (35) feet from the centerline, provided that the property retains FAR density credit for the area dedicated.

2. To limit McLearen Road frontage to two (2) street curb cuts, and to limit Centreville Road frontage to one (1) curb cut, which will be at the present intersection of Centreville Road and the entrance to Parcel 25-3-01-0014, except as may be otherwise specified by the Virginia Department of Highways and Transportation.

3. To dedicate to the Fairfax County Park Authority that portion of the property within the hundred year flood plain, provided that the remaining property retains FAR density and open space credit for the area dedicated. The Authority shall have an unrecorded right of reasonable access across the property solely for the purpose of maintaining that land dedicated to the Park Authority, which right shall expire at such time as the Park Authority obtains other access

Mr. Sidney Steele
July 20, 1982
page two

to that park land from Centreville Road.

4. Not to grade or clear the Environmental Quality Corridor, comprised of 12A and 77D2 soils, as marked on the County soil map, except as may be necessary to provide one(1) street crossing in the EQC area south of the northwest-southeast border of the subject property and the adjoining Parcel 25-3-01-0001.

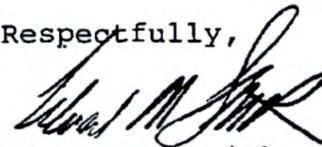
5. To provide a street access and curb cut to the property line adjoining Parcel 25-3-01-0001 at a location to be determined in the sole discretion of this property owner, provided, however, that the owner of Parcel 25-3-01-0001 has surrendered a right to a permanent curb cut on Centreville Road by development plan, subdivision plat or site plan approval.

6. To limit office development to an FAR of 0.5, with the understanding that all other uses permitted in I-5 will be subject to the higher 1.0 FAR density.

7. That in the event that there is any outside storage of materials along McLearn Road or Centreville Road, that portion of the storage area facing either road will be fenced and planted.

8. That in the event that chemical or petroleum products are stored on the property, spill containment procedures will be implemented, which may include berming around the storage area, impermeable seals beneath the area, on-site straw bails or other suitable on-site retention, or other suitable storage.

Respectfully,



Edward M. Smith, Trustee

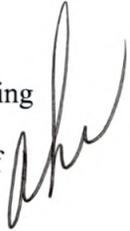


County of Fairfax, Virginia

MEMORANDUM

DATE: October 12, 2011

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

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 82-C-016)

SUBJECT: Transportation Impact

REFERENCE: PCA 82-C-016 Fairfax County School Board – Rachel Carson Middle School
Traffic Zone: 1709
Land Identification Map: 24-4 ((1)) 11A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated May 6 2011, and revised through September 15, 2011. The applicant's stated proposal is to amend the existing proffers to permit an additional access to McLearen Road dedicated to school bus use only in order to separate the exiting of buses from that of cars. However, the access also could be used by cars to expedite departures after school events.

- The access should be closed by a gate when the buses are not using it. This gate should be placed as near as possible to the right-of-way of McLearen Road in order to prevent vehicles entering. Entrance to the access from the internal end should also be closed off by some means when the access is not in use.
- There should be signage for "do not enter, exit only" at the McLearen Road end of the access and "buses only" during school hours at the other end.
- The existing school driveway could be improved by widening and restriping to better facilitate exiting the site.

AKR/LAH



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONAIRE OF HIGHWAYS

September 13, 2011

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: PCA 82-C-016; Fairfax County School Coard – Rachel Carson Middle 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 Proffered Condition Amendment (PCA) application. The applicant is proposing to add an egress-only access point to Rachel Carson Middle School. The proposed access point is dedicated to school bus only.

The proposed access point is in conformance with VDOT's Access Management Guidelines. This office has no objection to approval of this application.

If you have any questions, please contact me at (703) 259-2414.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 15, 2011

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer 
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PCA 82-C-016, Proffered Condition Amendment, Rachel Carson Middle School, Plat dated may 23, 2011, LDS Project # 9329-ZONA-001-1, Tax Map # 024-4-01-0011-A, Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this proposed project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). Applicant indicates that an existing SWM/BMP pond on site is adequate for the proposed expansion for the BMP. Applicant needs to demonstrate that the SWM/BMP pond were designed to control BMP from the subject site for the proposed development.

Floodplain

There is a regulated minor floodplain on the north-west corner of the subject site. However, the proposed work is outside the floodplain..

Downstream Drainage Complaints

There is no downstream drainage complaint within the extent of outfall review on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant has shown an existing pond currently serving the site. Applicant indicates that the existing pond on site is adequate for the proposed expansion. Applicant needs to demonstrate that the the pond was designed to control stormwater from the subject site for the proposed development.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Brent Krasner, Staff Coordinator
PCA 82-C-016
August 15, 2011
Page 2 of 2

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. Applicant needs to demonstrate capacity and non-erosive velocities of the downstream drainage system to the point at which the total drainage area is at least 100 times greater than the development site (ZO 9-011.2J).

Additional Comment

Applicant has proposed porous pavement. If the existing pond meets the SWM/BMP for the proposed development, the BMP/SWM provided by the porous pavement will be above the minimum PFM requirements. Applicant has not shown storm water detention computation and the percentage of BMP phosphorous removal calculation for the proposed porous pavement. There are other utility lines underneath the proposed porous pavement which may impact construction of the porous pavement.

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

SR/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

August 10, 2011

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Rachel Carson middle School, PCA 82-C-016

RE: Request for assistance dated July 28, 2011

Site Description: The area proposed for disturbance contains a few landscape trees, along with early successional trees such as eastern red cedar, ailanthus, ash, Virginia pine, and Bradford pear.

The review is based upon the Proffer Condition Amendment application 82-C-016 stamped "Received Department of Planning & Zoning, May 24, 2011." A site visit was conducted on August 10, 2011, as part of a review of this document.

- 1. Comment:** Proffered conditions have not been included with this application package.

Recommendation: Proffered conditions associated with RZ 82-C-016 should be included with the next submission.

- 2. Comment:** It appears that unnecessary clearing and grading is being proposed within and immediately adjacent to the existing forested area.

Recommendation: The limits of clearing and grading should be reduced in the area immediately adjacent to and within the existing forested area to minimize the impacts of construction activity on existing vegetation.

- 3. Comment:** With this plan, additional area that qualifies as parking lot is being proposed as an egress.

Recommendation: Additional interior parking lot landscaping should be added to account for the increase of parking lot size with this egress. In addition, the computations for interior parking lot landscaping should also be provided to verify the requirement is being met.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769

www.fairfaxcounty.gov/dpwes



4. **Comment:** Additional forested areas are proposed to be disturbed, along with some landscape trees with this application that may have received 10-year canopy credit for the site.

Recommendation: The applicant should provide documentation demonstrating how the 10-year Canopy Cover Requirements will be met for the site according to PFM Tables 12.3 and 12.12 and provide additional landscaping.

5. **Comment:** A site visit revealed that existing trees shown on sheet 3, (green ashes and Norway spruces) are all in poor condition. Trees designated to be preserved shall not exhibit signs of health threatening disease and organisms that are causing or could cause significant levels of defoliation die-back and decay or could otherwise cause a significant decline in the health and structural integrity of the tree.

Recommendation: The applicant should not count the canopy cover of these trees towards meeting the 10-year canopy requirements for the site. In addition, they should provide additional trees in the open space around these existing trees to account for their loss of canopy coverage.

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

NJD/
UFMID #: 163282

cc: RA File
DPZ File



APPENDIX 9

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		