APPLICATION ACCEPTED: March 12, 2007
PLANNING COMMISSION: July 26, 2007
BOARD OF SUPERVISORS: September 24, 2007 @ 4:00 p.m.

County of Fairfax, Virginia

September 12, 2007

STAFF REPORT ADDENDUM II

SPECIAL EXCEPTION APPLICATION SE 2007-SU-006

SULLY DISTRICT

APPLICANT:	Montessori School of Fairfax, Inc.
ZONING:	R-1
PARCEL(S):	34-2 ((1)) 20
ACREAGE:	1.65 acres
FAR:	0.17
OPEN SPACE:	50%
UNDISTURBED OPEN SPACE:	25%
PLAN MAP:	Residential, 2 – 4 du/ac
SE CATEGORY:	Category 3, Use 10: Child Care Center and Nursery School Use 11: Private School of General Education
PROPOSAL:	Request approval to increase building gross floor area (GFA); increase parking; increase student enrollment and staff; and to increase the hours of operation of an established private school of general education, nursery school, and child care center.

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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/

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Integrity * Teamwork* Public Service

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-SU-006 subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of transitional screening requirements on all sides to allow existing vegetation to be utilized with supplemental landscaping and trees proposed along the southern and western property boundaries as depicted on the Special Exception (SE) Plat.

Staff recommends approval of a modification of barrier requirements on the north, south and west in favor of existing 4 foot chain-link fence, and a waiver of the barrier requirement along the east property line.

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

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

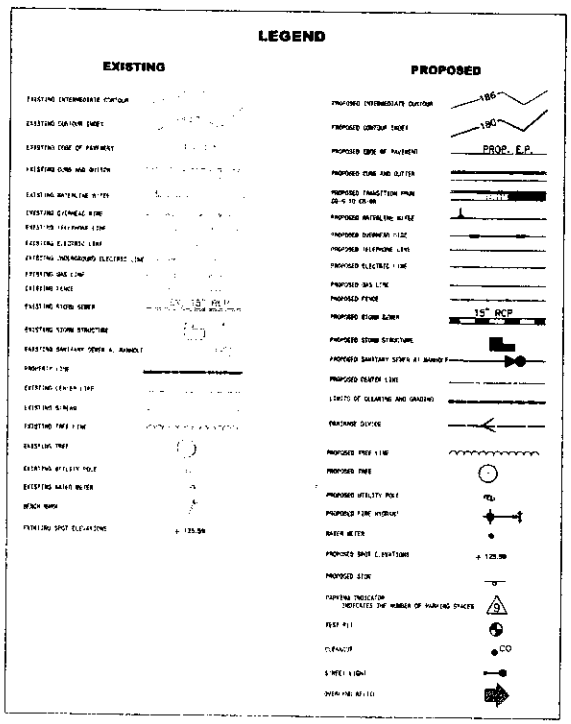
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

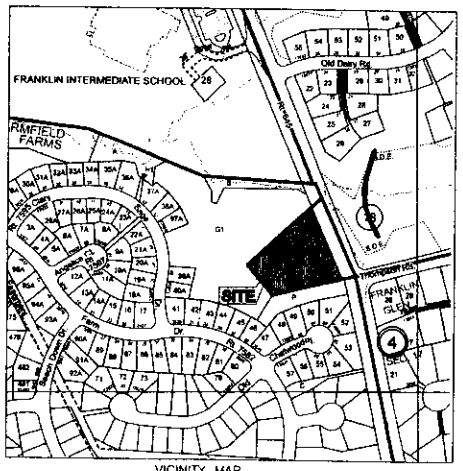
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

SPECIAL EXCEPTION PLAT
MONTESSORI SCHOOL OF FAIRFAX

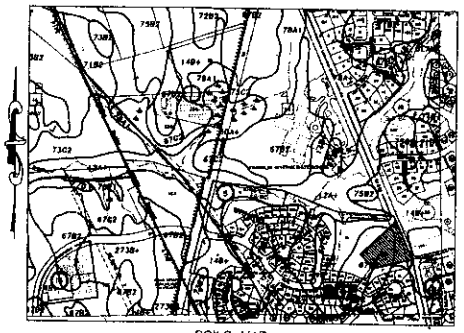
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revised Through
AUGUST 27, 2007





VICINITY MAP
SCALE 1"=200'



SOILS MAP
SCALE 1"=500'

SOILS MAP SOURCE: ☒ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
67C2	PENN FSL	FAIR	GOOD	GOOD	SEVERE	C
148+	MANASSAS	MARGINAL	FAIR	GOOD	MODERATE	B

OWNER: MONTESSORI SCHOOL OF FAIRFAX
TAX MAP 34-2 ((1)) PARCEL 20

ENGINEER: BURY + PARTNERS VA, INC.
3810 CONCORDE PARKWAY
SUITE 1000
CHANTILLY, VIRGINIA 20151
(703) 968-9090
CONTACT: MARIUS BURDUBUS, D.P.E.

SHEET INDEX:

COVER SHEET 1
EXISTING CONDITION AND DEMOLITION PLAN.....2
SITE PLAN.....3
SITE TABULATIONS & BULK PLANE 4
LANDSCAPE PLAN 5
STORMWATER MANAGEMENT PRE & POST-DEVELOPMENT PLAN...6
ADEQUATE OUTFALL AND CROSS SECTIONS.....7-8
POST-DEVELOPMENT BMP COMPUTATIONS 9
EXISTING BNP DRAINAGE MAP & COMPUTATION 10*
SPECIAL PERMIT RESOLUTION AND CORRESPONDANCE 11*

* SHEETS INCLUDED FOR INFORMATIONAL PURPOSES ONLY

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
3810 Concorde Parkway, Suite 1000
Chantilly, Virginia 20151
Tel 703/968-9090 Fax 703/968-4000
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COMMONWEALTH OF VIRGINIA
THOMAS C. PICKERING
NO. 034739
8/27/07
PROFESSIONAL ENGINEER

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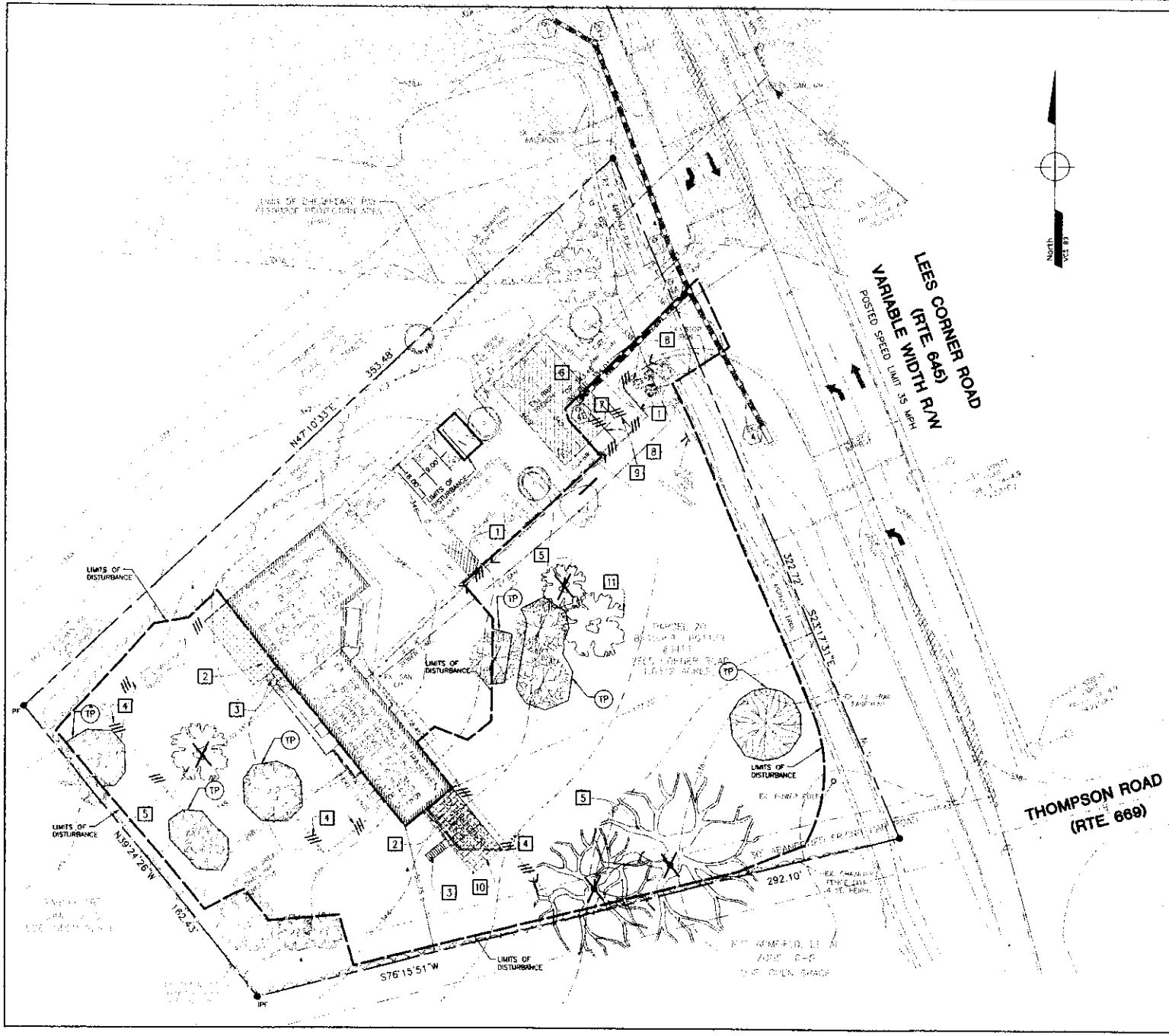

LEGEND

EXISTING

- EX. CHAIN LINK FENCE
- 307 CONTOURS
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- SANITARY LINE & MH
- STORM INLET
- STORM LINE
- WATER STRUCTURES
- CURB & GUTTER
- HEADER CURB
- EDGE OF PAVEMENT
- PAVEMENT MARKING
- TREE
- EDGE OF WOODS
- STREET LIGHT POST
- LIMIT OF CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA)

DEMOLITION KEY NOTE

1. EXISTING CURB & GUTTER TO BE REMOVED (OFF-SITE WORK)
2. EXISTING CONCRETE PAD TO BE REMOVED
3. EXISTING CONC. STEPS TO BE REMOVED
4. EXISTING WIRE FENCE TO BE REMOVED
5. EXISTING TREE TO BE REMOVED.
6. EXISTING PIPE TO BE EXTENDED AS NEEDED FOR NEW INLET STRUCTURE.
7. EXISTING ASPHALT TO BE DEMOLISHED IN ORDER TO EXTEND PIPE
8. EXISTING SIGN TO BE REMOVED AND RELOCATED PER NEW SITE PLAN.
9. EXISTING STRIPE TO BE REMOVED
10. EXISTING WOODEN DECK TO BE REMOVED
11. EXISTING TREE TO BE RELOCATED

DEMOLITION NOTES

1. BEFORE INSTALLING TREE PROTECTION FENCING, NOTIFY THE LANDSCAPE ARCHITECT TO MARK THE LIMITS OF CLEARING AND GRADING.
2. NOTIFY THE URBAN FORESTRY DIVISION THREE (3) DAYS BEFORE BEGINNING CLEARING AND GRADING FOR INSPECTION
3. EXISTING MONTESSORI SCHOOL SIGN TO BE REMOVED AND REPLACED WITH THE NEW SIGN.

DEMOLITION LEGEND PROPOSED

- PAVEMENT DEMOLITION
- CONCRETE DEMOLITION
- BUILDING DEMOLITION
- WOODEN DECK DEMOLITION
- DEMOLITION KEY-NOTE (1)
- TERMINATE DEMOLITION
- WIRE FENCE
- LIMITS OF CLEARING (L.O.C.)
- TREE PROTECTION (TP)
- TREE TO BE REMOVED (X)

20 10 0 20 40 60

GRAPHICAL SCALE: 1" = 20'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
8614 Cinder Bed Road, Suite 1000
Lorton, Virginia 22079 703/549-7160
Tel 703/549-7160 Fax 703/549-4811
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITION AND DEMOLITION PLAN

NO.	DATE	REVISION
1	6.8.07	1st Submission
2	8.8.07	2nd Submission
3	8.27.07	3rd Submission
4	9.4.07	4th Submission
5	9.14.07	5th Submission

COMMONWEALTH OF VIRGINIA
THOMAS C. PICKERING
NO. 034739
09/14/07
PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: MARCH 2007
DRAWN BY: LA/VW
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO. 2026301

SHEET 2 OF 11

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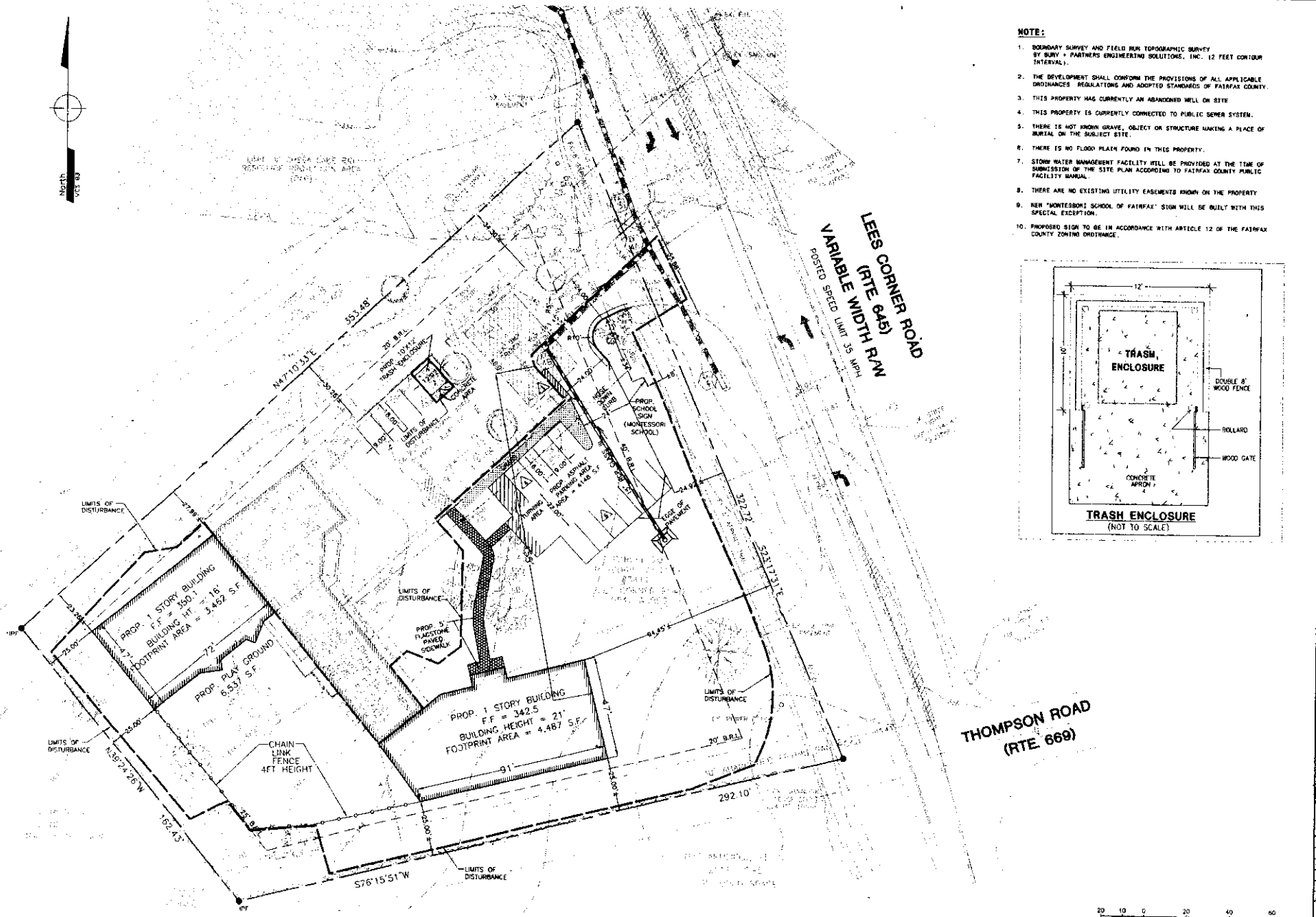

NOTE:

1. BOUNDARY SURVEY AND FIELD RUN TOPOGRAPHIC SURVEY BY BURY + PARTNERS ENGINEERING SOLUTIONS, INC. (2 FEET CONTOUR INTERVAL).
2. THE DEVELOPMENT SHALL CONFORM THE PROVISIONS OF ALL APPLICABLE ORDINANCES REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
3. THIS PROPERTY HAS CURRENTLY AN ABANDONED WELL ON SITE
4. THIS PROPERTY IS CURRENTLY CONNECTED TO PUBLIC SEWER SYSTEM.
5. THERE IS NOT KNOWN GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THE SUBJECT SITE.
6. THERE IS NO FLOOD PLAIN FOUND IN THIS PROPERTY.
7. STORM WATER MANAGEMENT FACILITY WILL BE PROVIDED AT THE TIME OF SUBMISSION OF THE SITE PLAN ACCORDING TO FAIRFAX COUNTY PUBLIC FACILITY MANUAL.
8. THERE ARE NO EXISTING UTILITY EASEMENTS KNOWN ON THE PROPERTY
9. NEW "MONTESSORI SCHOOL OF FAIRFAX" SIGN WILL BE BUILT WITH THIS SPECIAL EXCEPTION.
10. PROPOSED SIGN TO BE IN ACCORDANCE WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
3951 Pender Drive, Suite 320
Fairfax, Virginia 22030-7741
Tel 703/359-5000 Fax 703/359-5001
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

DATE	NO.	REVISION
11/07/07	1	Per Comments
11/13/07	2	Per Comments
12/04/07	3	Per Comments
12/14/07	4	Per Comments
12/21/07	5	Per Comments
01/04/08	6	Per Comments
01/07/08	7	Per Comments

COMMONWEALTH OF VIRGINIA
THOMAS C. PICKERING
NO. 034739
PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO. 2026301

SHEET 3 OF 11

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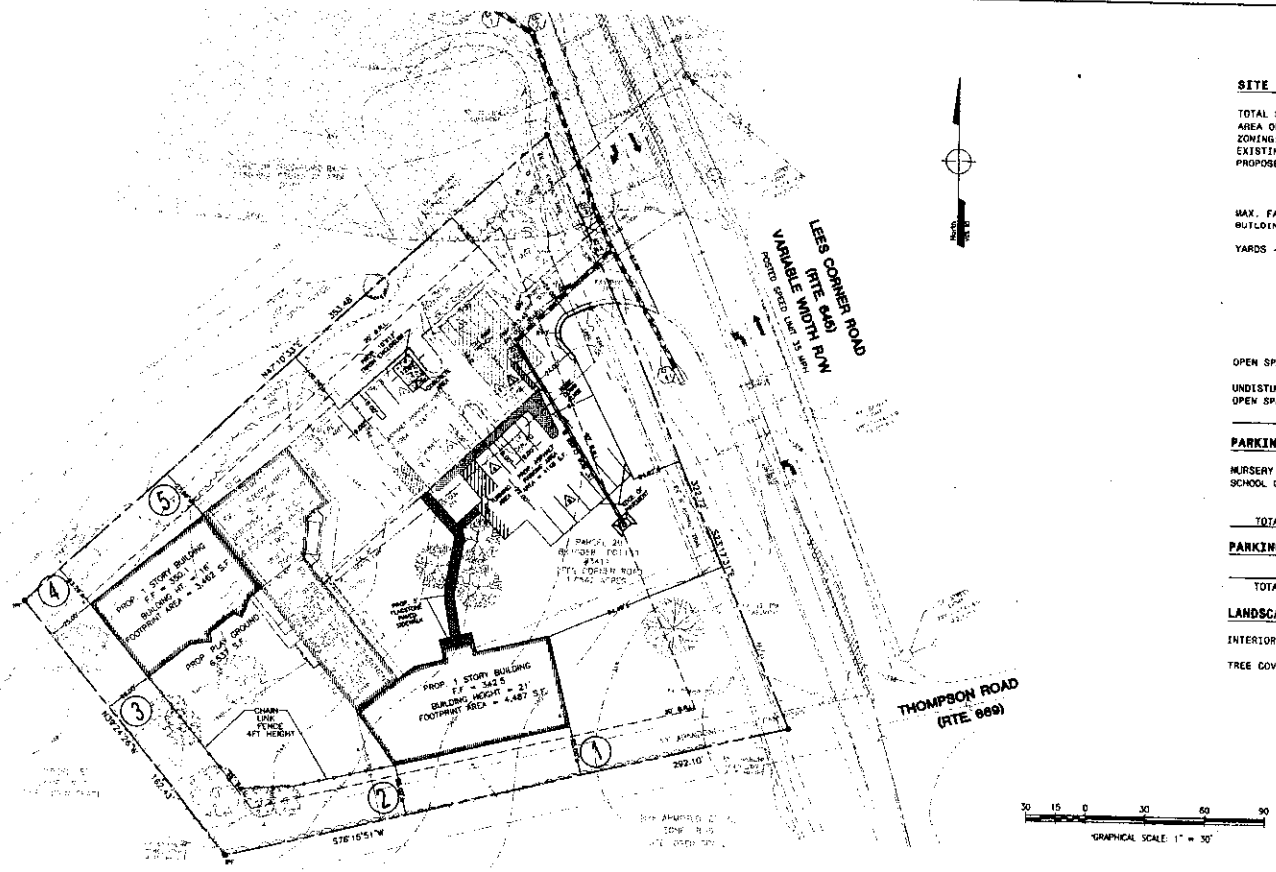


SITE TABULATIONS:

TOTAL SITE AREA:	1.6542 AC	AFTER DEDICATION TO VDOT FOR ROAD IMPROVEMENTS WITH SITE PLAN NUMBER 9958-SP-01-2 (2001).
AREA OF DEDICATION:	N/A	
ZONING:	R-1	
EXISTING GFA:	4,313 S.F.	
PROPOSED GFA:	7,749 S.F.	

	REQUIRED	PROVIDED
MAX. FAR	0.20	0.17
BUILDING HEIGHT	60' MAX.	21' MAX.
YARDS - FRONT	50° BULK PLANE (40' MIN.)	118'±
SIDE	45° BULK PLANE (20' MIN.)	23'±
REAR	45° BULK PLANE (25' MIN.)	25'±
OPEN SPACE	N/A	0.83 AC (50%)
UNDISTURBED OPEN SPACE	N/A	0.42 AC (25%)

PARKING REQUIRED:

NURSERY SCHOOL 24 CHILDREN = 4 PARKING SPACES REQUIRED (0.16 x 24)
SCHOOL OF GENERAL EDUCATION = 17 PARKING SPACES REQUIRED
(13 EMPLOYEES AND 4 VISITORS)

TOTAL 21 PARKING SPACES REQUIRED.

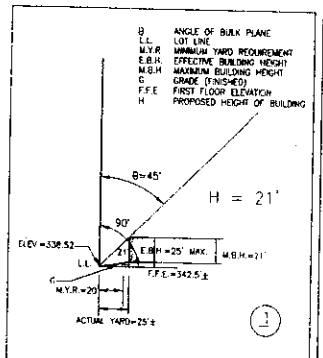
PARKING PROVIDED

- 17 EXISTING PARKING SPACES
- 10 PROPOSED PARKING SPACES

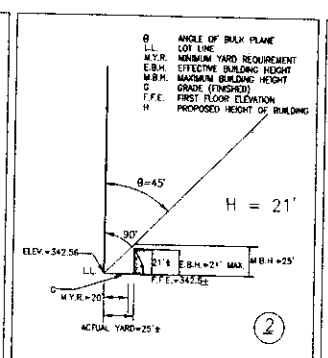
TOTAL PARKING PROVIDED : 27 PARKING SPACES

LANDSCAPING

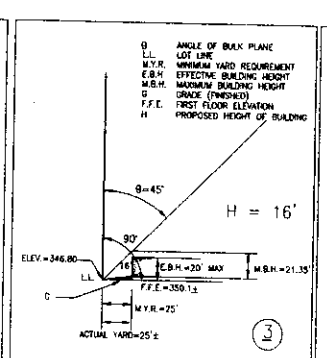
INTERIOR PARKING LOT	5%	10% ±
TREE COVER	20%	25% ±



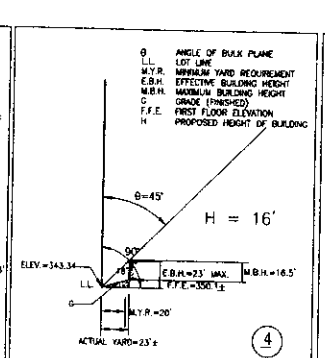
SIDE YARD BULK PLANE
SCALE: 1"=50'



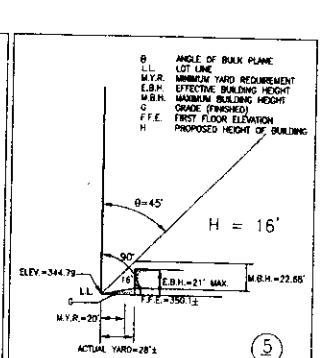
SIDE YARD BULK PLANE
SCALE: 1"=50'



REAR YARD BULK PLANE
SCALE: 1"=50'



SIDE YARD BULK PLANE
SCALE: 1"=50'



SIDE YARD BULK PLANE
SCALE: 1"=50'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
10560 Main Street, Suite 100
Fairfax, Virginia 22030
Tel: 703/591-5000 Fax: 703/591-0291
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE TABULATIONS & BULK PLANE

NO.	DATE	REVISION
1	8-30-07	Addr. Comments
2	8-30-07	" " "
3	8-30-07	" " "
4	8-30-07	" " "
5	8-30-07	" " "
6	8-30-07	" " "
7	8-30-07	" " "
8	8-30-07	Add R.C. Comments

COMMONWEALTH OF VIRGINIA
THOMAS C. MOSKOWITZ
NO. 034739
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO.: 2026301

SHEET
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OF 11

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INTERIOR PARKING LOT LANDSCAPING REQUIRED:

AREA OF EXISTING PARKING LOT:	9247 sf
AREA OF THE PROPOSE PARKING SPACE	4148 sf
TOTAL AREA OF THE PAVING LOT	13395 sf
LANDSCAPE REQUIRED: (5%)	670 sf

LANDSCAPE PROVIDED:

250 SF X 4 (EX. TREES) = 1000 SF
250 SF X 1 (1 PROP. OAK TREE) = 250 SF

TOTAL INTERIOR PARKING LOT LANDSCAPING PROVIDED = 1250 SF (9.3%)
(INTERIOR LANDSCAPING IS SHADED AS)

TREE COVER CALCULATION

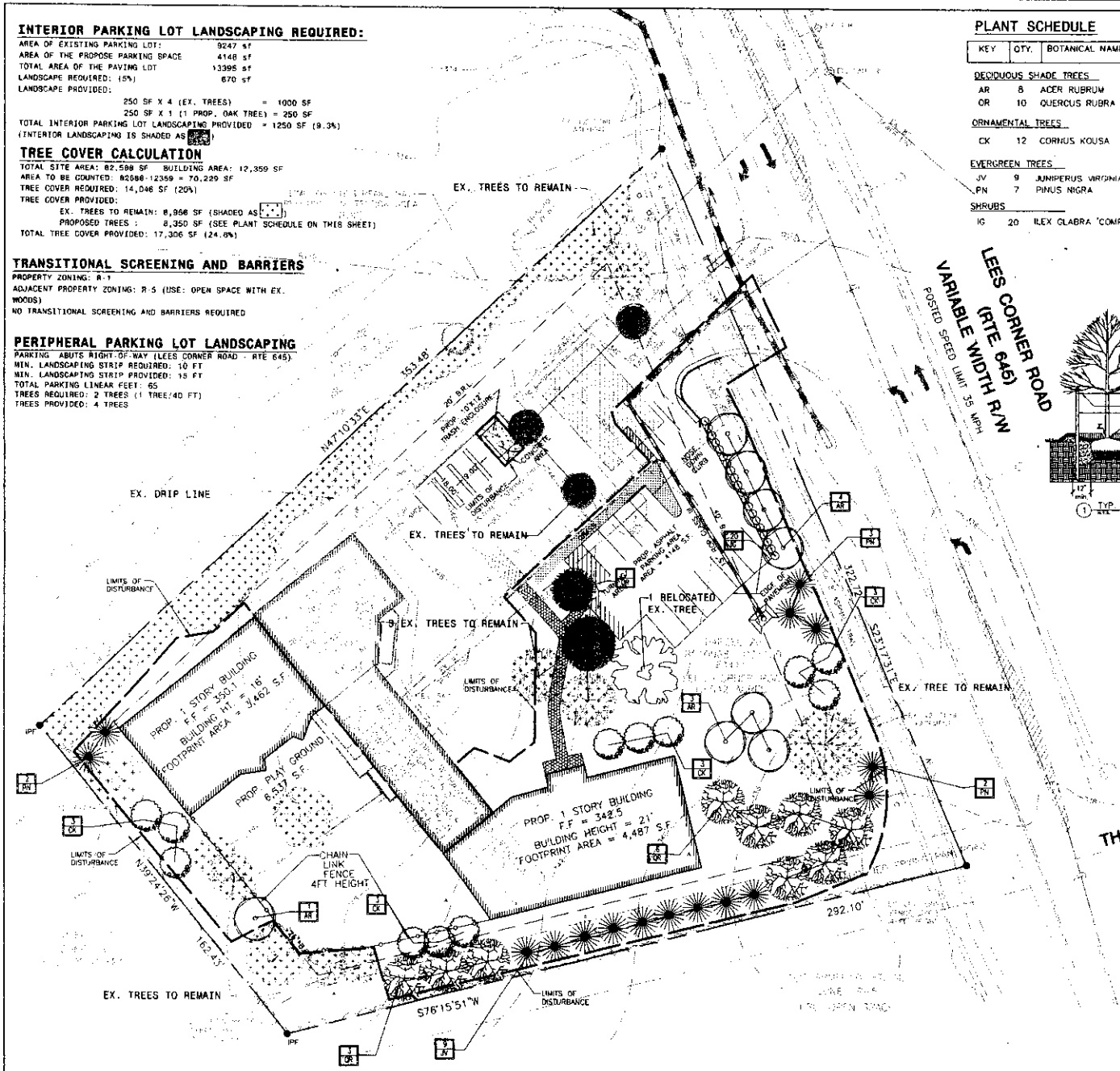
TOTAL SITE AREA: 82,598 SF BUILDING AREA: 12,359 SF
AREA TO BE COUNTED: 82598-12359 = 70,239 SF
TREE COVER REQUIRED: 14,046 SF (20%)
TREE COVER PROVIDED:
EX. TREES TO REMAIN: 8,956 SF (SHADED AS)
PROPOSED TREES : 8,350 SF (SEE PLANT SCHEDULE ON THIS SHEET)
TOTAL TREE COVER PROVIDED: 17,306 SF (24.6%)

TRANSITIONAL SCREENING AND BARRIERS

PROPERTY ZONING: R-1
ADJACENT PROPERTY ZONING: R-5 (USE: OPEN SPACE WITH EX. WOODS)
NO TRANSITIONAL SCREENING AND BARRIERS REQUIRED

PERIPHERAL PARKING LOT LANDSCAPING

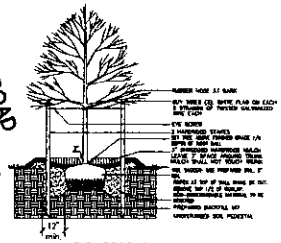
PARKING ABUTS RIGHT-OF-WAY (LEES CORNER ROAD - RTE 645).
MIN. LANDSCAPING STRIP REQUIRED: 10 FT
MIN. LANDSCAPING STRIP PROVIDED: 15 FT
TOTAL PARKING LINEAR FEET: 65
TREES REQUIRED: 2 TREES (1 TREE/40 FT)
TREES PROVIDED: 4 TREES



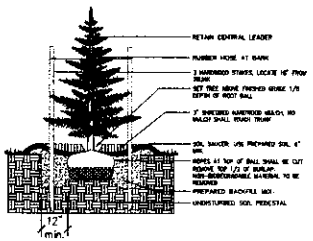
PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT /CALIPER)	STOCK TYPE	CREDIT	TOTAL CREDIT
DECIDUOUS SHADE TREES							
AR	8	ACER RUBRUM	RED MAPLE	MIN. 2 1/2" CAL.	B&B	250	2000
OR	10	QUERCUS RUBRA	RED OAK	MIN. 2 1/2" CAL.	B&B	250	2500
ORNAMENTAL TREES							
CK	12	CORNUS KOUSA	KOUSA DOGWOOD	MIN. 2 1/2" CAL.	B&B	125	1500
EVERGREEN TREES							
JV	9	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7'-8' HT.	B&B	125	1125
PN	7	PINUS NIGRA	AUSTRIAN PINE	7'-8' HT.	B&B	175	1225
SHRUBS							
IG	20	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-36" HT.	CONT.		

PROPOSED TREE COVER TOTAL: 8350 SQ. FT.

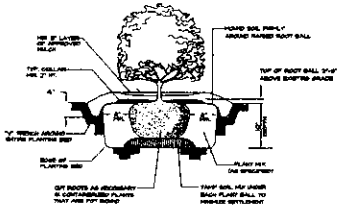


1 TYP. DECIDUOUS TREE PLANTING



2 TYP. EVERGREEN TREE PLANTING

NOTES:
1. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
2. TAMP PLANTING MIX THOROUGHLY AS PIT IS FILLED AROUND EACH PLANT BALL.
3. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
4. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



SHRUB PLANTING DETAIL

GENERAL LANDSCAPE PLAN NOTES:

1. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL BE IN CONFORMANCE WITH CHAPTER 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), 1995 EDITION.
2. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE SYMBOLS DRAWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT AT BURY AND PARTNERS IF A DISCREPANCY EXISTS. UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL COMPLY WITH THE QUANTITIES AND LOCATIONS AS DRAWN ON THE LANDSCAPE PLAN.
3. EXISTING VEGETATION (TREES AND UNDERSTORY VEGETATION) CAN BE RETAINED INSTEAD OF BEING REPLACED WITH SUPPLEMENTAL PLANTING PROPOSED WITH THIS PLAN.

NOTE:

TREES TO BE SAVED OR REMOVED PER FAIRFAX COUNTY ARBORIST DECISION

20 10 0 20 40 60
GRAPHICAL SCALE: 1" = 20'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
10560 Arrowhead Blvd., Suite 100
Fairfax, Virginia 22030
Tel: 703/591-2301 Fax: 703/591-2302
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MONTESSORI SCHOOL OF FAIRFAX
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
LANDSCAPE PLAN

DATE	NO.	REVISION
1-24-07	1	STAFF Comments
3-30-07	2	" "
4-13-07	3	" "
5-30-07	4	" "
6-13-07	5	" "
6-27-07	6	STAFF Comments

COMMONWEALTH OF VIRGINIA
THOMAS C. POSKING
NO. 034739
PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO: 2026301

SHEET 5 OF 11

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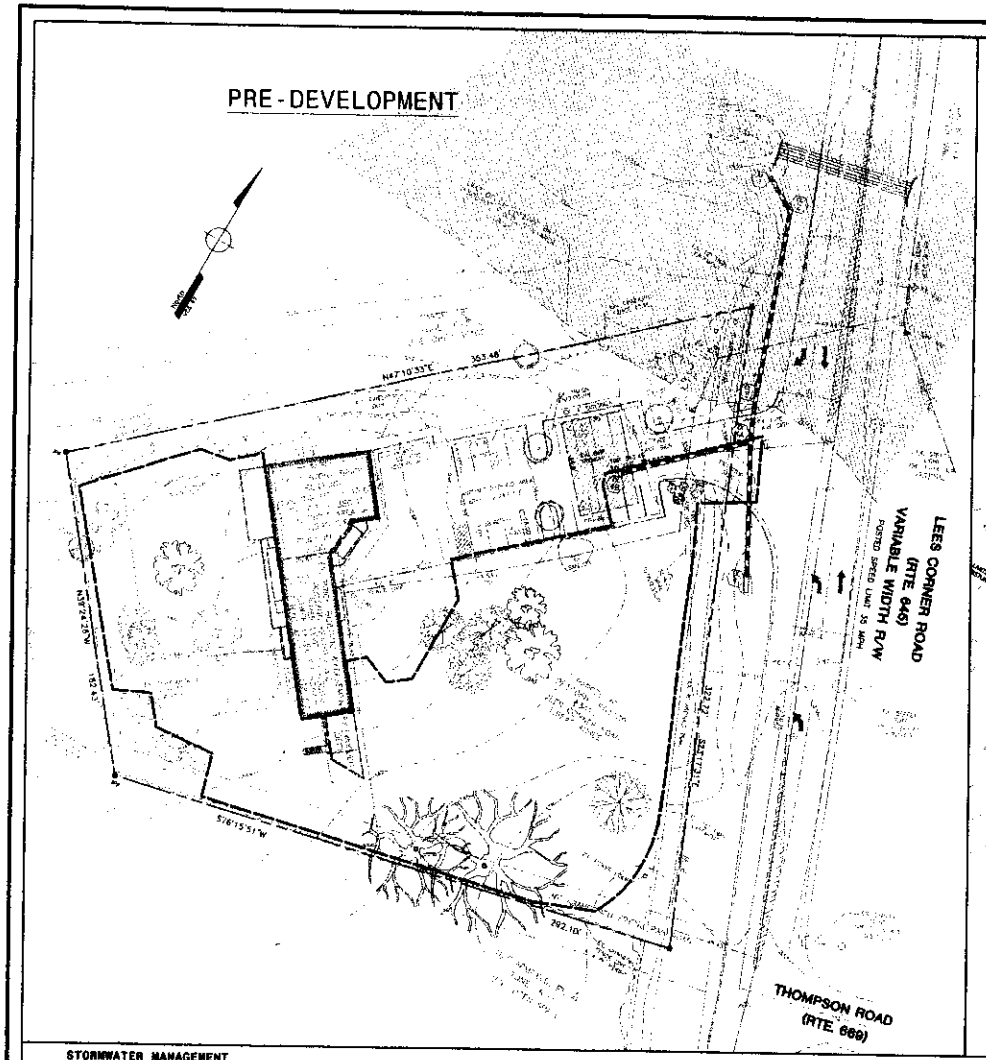
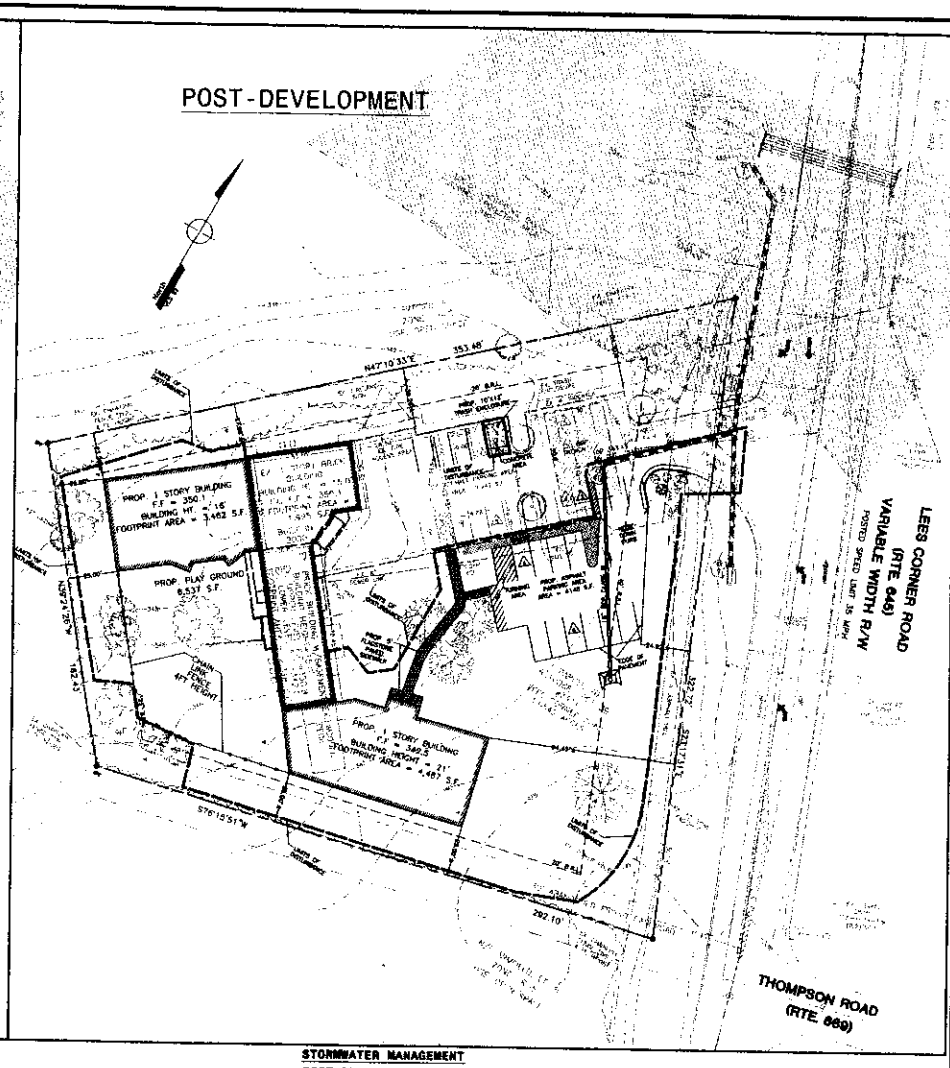
PRE-DEVELOPMENT



POST-DEVELOPMENT



STORMWATER MANAGEMENT

PRE-DEVELOPED Q:

TC = 5 MIN. I2: (IN/HR.) = 5.45 I10: (IN/HR.) = 7.27

C = 0.36 AREA = 1.85 Ac.

Q=CIA (PFM 6-0803)

Q2 = 3.63 CFS

Q10 = 4.84 CFS

STORMWATER MANAGEMENT NARRATIVE

THE EXISTING SITE IS APPROXIMATELY 1.85 ACRES.

THE ON SITE AND OFF SITE DRAINAGE AREA OF APPROXIMATELY 6.23 ACRES IS PICKED BY THE STORM STRUCTURES AND DISCHARGES IN TO AN EXISTING CHANNEL THROUGH 24"RCP PIPE. THE DISCHARGE FALLS WITHIN THE BED AND BANKS OF THE EXISTING CHANNEL AND THEN OUT FALLS IN TO AN EXISTING FLOOD PLAIN ON ADJACENT OPEN SPACE (PARCEL G). THE REMAINING OF THE SITE DRAINS AS SHEET FLOW INTO THE ADJACENT OPEN SPACE AT THE NORTH OF THE PROPERTY.

EXISTING STORM DRAIN COMPUTATIONS FROM SOIL ENGINEERING ARE SHOWN ON THIS SHEET.

NAME Montessori 9/19/07

EXISTING STORM DRAIN DATA

LOCATION FROM	LOCATION TO	ACRES SUB	ACRES TOTAL	COEF "C"	INT. C.A.	Acc C.A.	TIME CONC. INLET	TIME CONC. DRAIN	TIME CONC. CONCENT.	INTEN I (in/hr)	Q = CIA (c.f.s.)	SIDE in	Of %	PIPE n=0.013 VEL (fps)	PIPE n=0.013 VELOCITY (fps)	LENGTH Ft	STORM FREQUENCY 10 YR DEPTH (c.i.s.)	US INV	DS INV	PIPE SLOPE %	TOP ELEV
4C	4B	0.4	0.00	0.5	0.20	0.20	5.0		5.0	7.27	1.45	15	0.08	1.2	5.2	100	8.44	337.00	336	1.00	341.00
4B	4A	0.21	0.21	0.9	0.19	0.38	5.0	5.3	5.3	7.19	2.80	24	0.02	0.9	10.0	58	58.90	334.00	330.3	6.37	343.45
4	4A	5.20	5.20	0.40	2.08	2.08	5.0		5.0	7.27	15.12	24	0.45	4.8	5.2	68	37.82	330.86	330.27	0.62	335.45
4A	3	0.00	5.41	0.00	0.00	2.41	5.0	5.4	5.4	7.18	17.66	24	0.61	5.6	5.6	16	48.21	330.30	330.09	0.65	335.40
3	2	0.34	5.65	0.90	0.33	2.69	5.0	5.4	5.4	7.37	19.82	24	0.74	6.2	6.5	102	20.39	329.62	329.00	0.61	334.88
2	1	0.00	0.00	0.40	0.00	2.69	5.0	5.7	5.7	7.08	19.01	24	0.71	6.1	6.1	25	19.10	328.74	328.58	0.71	335.38

STORMWATER MANAGEMENT

POST-DEVELOPED Q:

TC = 5 MIN. I2: (IN/HR.) = 5.45 I10: (IN/HR.) = 7.27

C = 0.46 AREA = 1.85 Ac.

Q=CIA (PFM)

Q2 = 4.64 CFS

Q10 = 6.18 CFS

STORMWATER MANAGEMENT NARRATIVE

MAJORITY OF FLOW FROM THE PROPOSED DEVELOPMENT WILL FLOW INTO THE PROPOSED INLET. THE PROPOSED INLET WILL BE TIED INTO THE EXISTING STORM SYSTEM. THE EXISTING STORM SYSTEM DISCHARGES INTO THE BED AND BANKS OF EXISTING CHANNEL WHICH OUTFALLS IN AN EXISTING FLOOD PLAIN. THE REMAINING SITE WILL SHEET FLOW INTO THE ADJACENT OPEN SPACES AS IN PRE-DEVELOPED CONDITIONS. THE INCREASE IN RUN-OFF FROM THE ENTIRE SITE AS A RESULT OF THIS DEVELOPMENT IS APPROXIMATELY 1.00 CFS FOR 2 YR STORM & 1.3 CFS FOR 10 YR STORM. THEREFORE THE EXISTING CHANNEL IS ADEQUATE FOR THIS SMALL RUN-OFF INCREASE.

BASED ON THE STORM DRAIN COMPUTATIONS SHOWN ON THIS SHEET THE EXISTING STORM PIPE SYSTEM IS ADEQUATE TO HANDLE THE INCREASED RUNOFF GENERATED AS A RESULT OF THIS PROPOSED DEVELOPMENT.

SO IT IS THE OPINION OF THE ENGINEER THAT THE RUNOFF FROM PROPOSED DEVELOPMENT DOES NOT HAVE ADVERSE EFFECT ON THE EXISTING STORM SYSTEM AND EXISTING CHANNEL.

30 15 0 30 60 90

GRAPHICAL SCALE: 1" = 30'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
9814 Commerce Parkway, Suite C
Lanham, Maryland 20706
(301) 459-3366 Fax (301) 459-8486
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT PRE AND POST DEVELOPMENT PLAN

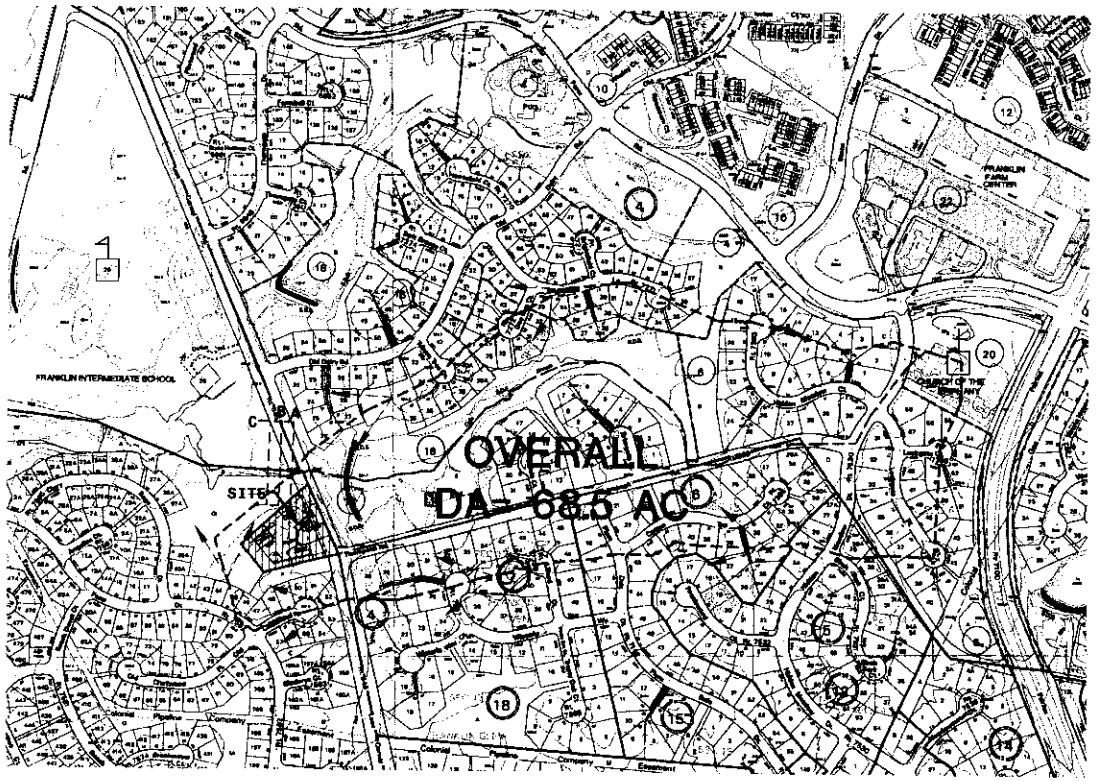
NO.	DATE	REVISION
1	1-3-08	Comments
2	2-26-08	" "
3	3-26-08	" "
4	4-8-08	" "
5	5-8-08	" "
6	6-5-08	" "
7	7-8-08	" "
8	8-13-08	Add GFA & Comments
9	9-12-08	Add Comments

COMMONWEALTH OF VIRGINIA
THOMAS C. POERNIK
NO. 034739
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO. 2026301

SHEET 6 OF 11

G:\20263-Montessori School\01-Montessori School of Fairfax\Presentation\Special Exception Plat\263-01-STORM-MANAG..dwg Aug 27, 2007



250 125 0 250 500 750

GRAPHICAL SCALE: 1" = 250'

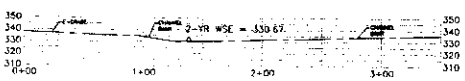
TC FROM THE IDF CURVE (PLATE 3-6 OF FFX CO.PFM)

Q = CIA (PFM 6-0803)

AREA TO SECTION A-A = 68.50 AC, Tc = 32.97 MIN, I-2yr = 2.68 In/Hr, Q = 81.90 CFS

AREA TO SECTION B-B = 73.00 AC, Tc = 32.97 MIN, I 2yr = 2.66 In/Hr, Q = 86.18 CFS

* AREA TO SECTION C-C = 74.00 AC, Tc = 32.97 MIN, I-2yr = 2.68 In/Hr, Q = 88.57 CFS



CROSS-SECTION A-A
SCALE H: 1"=50'
V: 1"=50'

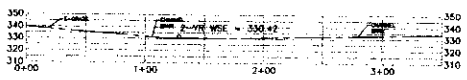
CROSS-SECTION A-A

Input Data

Channel Slope	0.01 ft/ft
Discharge	81.90 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	330.67 ft
Elevation Range	330.00 to 338.00
Flow Area	31.10 ft²
Wetted Perimeter	80.21 ft
Top Width	80.18 ft
Actual Depth	0.67 ft
Critical Depth	0.59 ft
Critical Slope	0.01872 ft/ft
Velocity	2.63 ft/s
Velocity Head	0.11 ft
Specific Energy	0.78 ft
Froude Number	0.75
Flow Type	Subcritical



CROSS-SECTION B-B
SCALE H: 1"=50'
V: 1"=50'

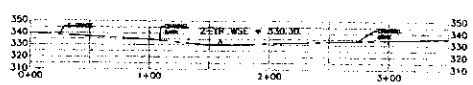
CROSS-SECTION B-B

Input Data

Channel Slope	0.010 ft/ft
Discharge	86.18 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	330.42 ft
Elevation Range	329.50 to 338.00
Flow Area	28.57 ft²
Wetted Perimeter	80.43 ft
Top Width	80.39 ft
Actual Depth	0.92 ft
Critical Depth	0.83 ft
Critical Slope	0.01743 ft/ft
Velocity	3.02 ft/s
Velocity Head	0.14 ft
Specific Energy	1.07 ft
Froude Number	0.77
Flow Type	Subcritical



CROSS-SECTION C-C
SCALE H: 1"=50'
V: 1"=50'

CROSS-SECTION C-C

Input Data

Channel Slope	0.010 ft/ft
Discharge	88.57 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	330.30 ft
Elevation Range	329.20 to 340.00
Flow Area	26.20 ft²
Wetted Perimeter	46.47 ft
Top Width	46.40 ft
Actual Depth	1.10 ft
Critical Depth	1.00 ft
Critical Slope	0.01843 ft/ft
Velocity	3.38 ft/s
Velocity Head	0.18 ft
Specific Energy	1.28 ft
Froude Number	0.79
Flow Type	Subcritical

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
10560 Main Street, Suite 100
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Tel 703/246-9460 Fax 703/591-0291
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL AND CORSS SECTIONS

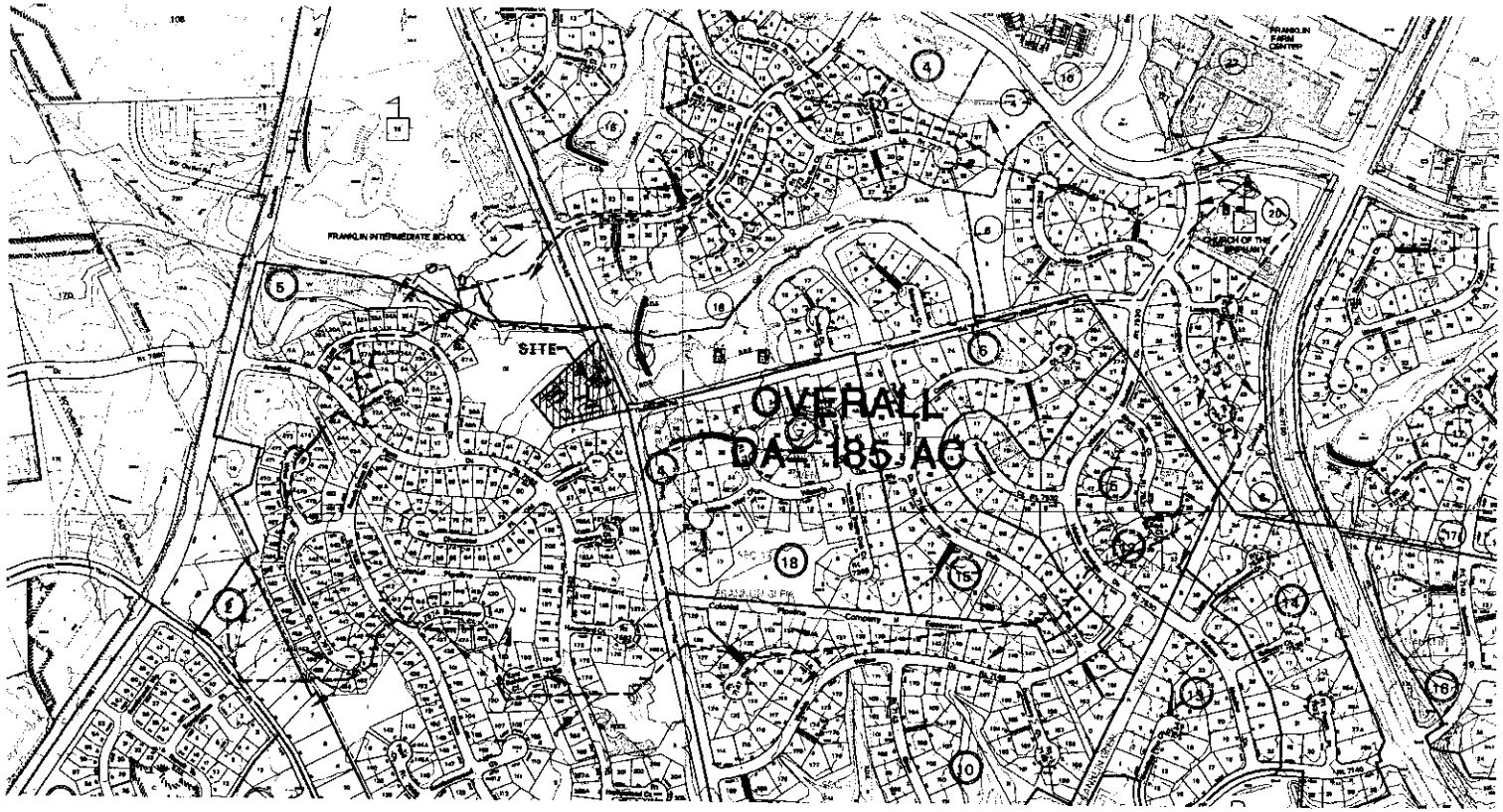
DATE	NO.	REVISION
3-27-07	1	
5-30-07	2	
6-25-07	3	
8-15-07	4	
9-12-07	5	

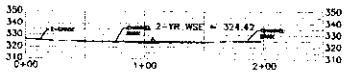
COMMONWEALTH OF VIRGINIA
THOMAS C. PICKERING
NO. 034739
9/27/07
PROFESSIONAL ENGINEER

SCALE: 1" = 250'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO.: 2025301

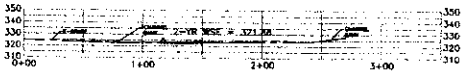
SHEET 7 OF 11

G:\2026J-Montessori School\01-Montessori School of Fairfax\Presentation\Special Exception Plot\263-01-ADEQUA-OUTFALL.dwg Aug 27, 2007





CROSS-SECTION E-E



CROSS-SECTION F-F

CROSS-SECTION D-D
SCALE H: 1"=50'
V: 1"=50'

CROSS-SECTION D-D

Input Data
Channel Slope 0.01 ft/ft
Discharge 196.00 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	324.42 ft
Elevation Range	223.50 to 326.50
Flow Area	58.92 ft²
Wetted Perimeter	107.07 ft
Top Width	107.05 ft
Actual Depth	0.92 ft
Critical Depth	0.92 ft
Critical Slope	0.01866 ft/ft
Velocity	3.33 ft/s
Velocity Head	0.17 ft
Specific Energy	1.09 ft
Froude Number	0.79
Flow Type	Subcritical

CROSS-SECTION E-E
SCALE H: 1"=50'
V: 1"=50'

CROSS-SECTION E-E

Input Data
Channel Slope 0.010 ft/ft
Discharge 198.00 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	320.43 ft
Elevation Range	322.50 to 328
Flow Area	81.55 ft²
Wetted Perimeter	116.40 ft
Top Width	116.38 ft
Actual Depth	0.93 ft
Critical Depth	0.94 ft
Critical Slope	0.01883 ft/ft
Velocity	3.24 ft/s
Velocity Head	0.16 ft
Specific Energy	1.09 ft
Froude Number	0.79
Flow Type	Subcritical

CROSS-SECTION F-F
SCALE H: 1"=50'
V: 1"=50'

CROSS-SECTION F-F

Input Data
Channel Slope 0.010 ft/ft
Discharge 202.29 cfs

Results

Mannings Coefficient	0.030
Water Surface Elevation	321.88 ft
Elevation Range	320.50 to 331.00
Flow Area	55.65 ft²
Wetted Perimeter	88.46 ft
Top Width	88.42 ft
Actual Depth	1.38 ft
Critical Depth	1.25 ft
Critical Slope	0.01568 ft/ft
Velocity	3.63 ft/s
Velocity Head	0.21 ft
Specific Energy	1.67 ft
Froude Number	0.81
Flow Type	Subcritical

OUTFALL NARRATIVE

AS PER FFX COUNTY ZONING ORDINANCE SECTION 16.302L, AND PFM, DRAINAGE AREA OF 100 TIMES THE SITE IS PROVIDED. THE FLOW FROM THE SITE AND TWO STREAMS IN THE DRAINAGE AREA DRAIN TO EAST.

THE EXISTING SITE IS APPROXIMATELY 1.85 ACRES IN AREA. THE NATURAL TERRAIN DIVIDES THIS SITE INTO TWO PARTS AND THE WATER SHEET FLOWS IN BOTH DIRECTIONS.

THE ONSITE AND OFFSITE RUN OFF OF APPROXIMATELY 6.24 ACRES IS PICKED BY THE STORM STRUCTURES AND THROUGH 24 INCHES RCP PIPE DISCHARGES INTO AN EXISTING CHANNEL WITHIN BED AND BANK AND THEN OUTFALLS IN AN EXISTING FLOODPLAIN ON ADJACENT OPEN SPACE (PARCEL G). THE REMAINING AREA OF THE SITE SHEET FLOWS INTO THE ADJACENT OPEN SPACE AT THE NORTH OF THE PROPERTY.

TC FROM THE IDF CURVE (PLATE 3-6 OF FFX CO.PFM)

Q = CIA (PFM 6-0803)

AREA TO SECTION A-A = 165 AC, Tc = 32.97 MIN, I 2yr = 2.68 In/Hr, Q = 196.00 CFS

AREA TO SECTION B-B = 187 AC, Tc = 32.97 MIN, I 2yr = 2.66 In/Hr, Q = 189.89 CFS

AREA TO SECTION C-C = 189 AC, Tc = 32.97 MIN, I 2yr = 2.66 In/Hr, Q = 202.29 CFS

Bury+Partners
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Chantilly, Virginia 20151
Tel 703-817-1000 Fax 703/799-4249
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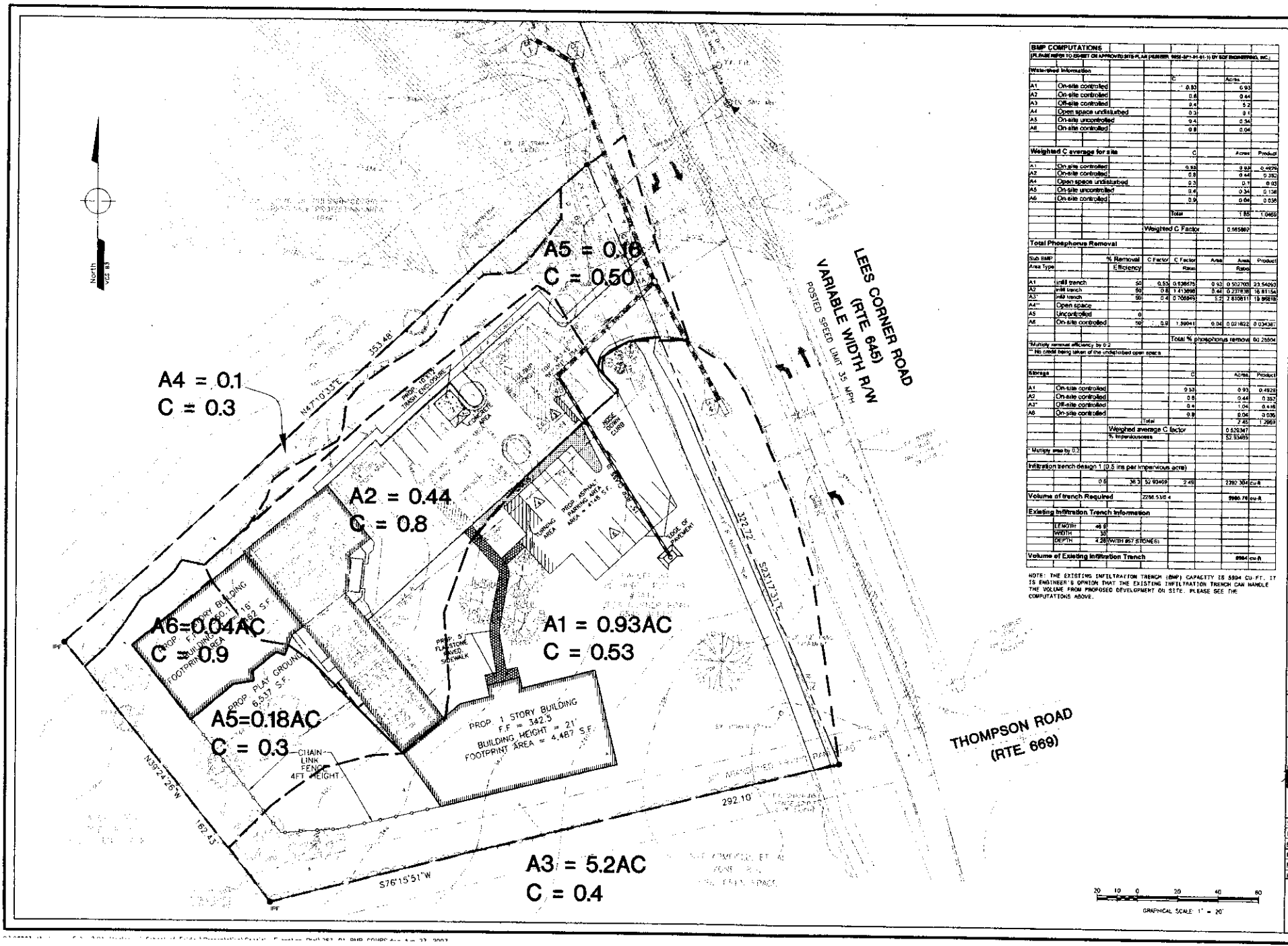
MONTESSORI SCHOOL OF FAIRFAX
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
ADEQUATE OUTFALL

DATE	NO.	REVISION
1-25-07	1	STREET Comments
4-6-07	2	" " "
5-30-07	3	" " "
8-24-07	4	Revise Rd. & Stop Comments

COMMONWEALTH OF VIRGINIA
THOMAS C. POKERING
NO. 034739
8/27/07
PROFESSIONAL ENGINEER

SCALE: 1" = 250'
DATE: MARCH 2007
DRAWN BY: LA/VM
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO.: 2026301

SHEET 8 OF 11



BMP COMPUTATIONS

(PLEASE REFER TO ESHEET ON APPROVED SITE PLAN (NUMBER 9652-SP-91-91-1) BY BGE ENGINEERING, INC.)

Watershed Information

		C	Acres
A1	On-site controlled	0.53	0.93
A2	On-site controlled	0.8	0.44
A3	Off-site controlled	0.4	5.2
A4	Open space undisturbed	0.3	0.1
A5	On-site uncontrolled	0.4	0.34
A6	On-site controlled	0.9	0.04

Weighted C average for site

		C	Acres	Product
A1	On-site controlled	0.53	0.93	0.4929
A2	On-site controlled	0.8	0.44	0.352
A4	Open space undisturbed	0.3	0.1	0.03
A5	On-site uncontrolled	0.4	0.34	0.136
A6	On-site controlled	0.9	0.04	0.036
		Total	1.85	1.0469
	Weighted C Factor		0.565897	

Total Phosphorus Removal

Sub BMP Area Type		% Removal Efficiency	C Factor	C Factor Rates	Area	Area Rates	Product
A1	infill trench	50	0.53	0.936675	0.93	0.502703	23.54093
A2	infill trench	50	0.8	1.413998	0.44	0.237838	16.81134
A3*	infill trench	50	0.4	0.706999	5.2	2.810811	19.99818
A4**	Open space						
A5	Uncontrolled	0					
A6	On-site controlled	50*	0.9	1.59041	0.04	0.021622	0.034381
				Total % phosphorus remove			60.28504

*Multiply removal efficiency by 0.2

** No credit being taken of the undisturbed open space

Storage

		C	Acres	Product
A1	On-site controlled	0.53	0.93	0.4929
A2	On-site controlled	0.8	0.44	0.352
A3*	Off-site controlled	0.4	1.04	0.416
A6	On-site controlled	0.9	0.04	0.036
	Total		2.45	1.2969
	Weighted average C factor		0.529347	
	% Impervious		52.93469	

* Multiply area by 0.2

Infiltration trench design 1 (0.5 ins per impervious acre)

	0.5	38.3	52.93469	2.49	2392.384 cu-ft
Volume of trench Required		2256.53/0.4			5980.76 cu-ft

Existing Infiltration Trench Information

LENGTH	46.8'	
WIDTH	30'	
DEPTH	4.28'	(WITH #57 STONES)
Volume of Existing Infiltration Trench		5994 cu-ft

NOTE: THE EXISTING INFILTRATION TRENCH (BMP) CAPACITY IS 5994 CU-FT. IT IS ENGINEER'S OPINION THAT THE EXISTING INFILTRATION TRENCH CAN HANDLE THE VOLUME FROM PROPOSED DEVELOPMENT ON SITE. PLEASE SEE THE COMPUTATIONS ABOVE.

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
3876 Centerville Road, Herndon, Suite 100
Herndon, Virginia 20171
Tel: 703/787-9595 Fax: 703/787-1996
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MONTESSORI SCHOOL OF FAIRFAX

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

POST-DEVELOPMENT BMP COMPUTATIONS

NO	REVISION	DATE
1		10.9.07
2		11.13.07
3		12.3.07
4		1.4.08
5		1.9.08
6		2.21.08
7		3.3.08

COMMONWEALTH OF VIRGINIA
THOMAS C. ROBERTS
NO. 034739
PROFESSIONAL ENGINEER
3/31/08

SCALE: 1" = 20'
DATE: MARCH 2007
DRAWN BY: LA/VW
DESIGNED BY: LA
REVIEWED BY: MB
PROJ. NO.: 2026301

SHEET 9 OF 11

Water Quality Narrative:

[illegible] consists of a 1.85 acre parcel development. 1.35 acres of the site is controlled by the proposed infiltration trench. A portion of offsite drainage is also controlled by the facility. The site is located in a potable water supply watershed and within the Chesapeake Watershed therefore BMP [illegible] is required.

Calculation of Phosphorus Removal

		C	Acres	Product
			1.85	
A1	On-site controlled	0.45	0.50	0.4125
A2	On-site controlled	0.5	0.44	0.385
A3	On-site controlled	0.4	0.2	
A4	Open space controlled	0.4	0.1	
A5	On-site uncontrolled	0.4	0.55	
	Total		1.85	0.8000
	Weighted C Factor		0.41	

Total Phosphorus Removed

Sub Area	Stage Type	%Removal Efficiency	C Factor Ratio	Area	Area Ratio	Product
A1	Infil trench	50	*0.45	0.8240016	0.55	0.30	22.0
A2	Infil trench	50	0.5	1.2000000	0.44	0.24	18.5
A3*	Infil trench	50	0.4	0.770000	0.2	2.01	21.0
A4**	Open Space						
A5	Uncontrolled	0					
				Total	1.85		
				Total % phosphorus removed			62.3

*Multiply removal efficiency by 0.2

** No credit being taken of the undisturbed open space

Sub Area	Stage	C	Area	Product
A1	On-site controlled	0.45	0.55	0.4125
A2	On-site controlled	0.5	0.44	0.385
A3*	On-site controlled	0.4	1.24	0.496
	Total		2.41	1.1975
	Weighted average C factor		0.492324	
	% Impervious		49	

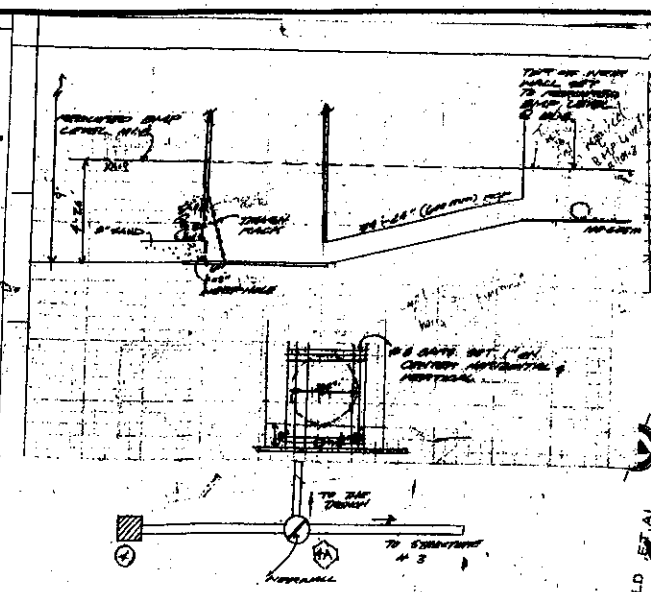
* Multiply area by 0.2

Infiltration Trench Storage 1 (0.5 foot per impervious area)

0.5 30.5 49 2.41 = 2145.394 cuft

Volume of trench (21450.4) 2000.394 cuft

(46.4' x 30' x 4.31')



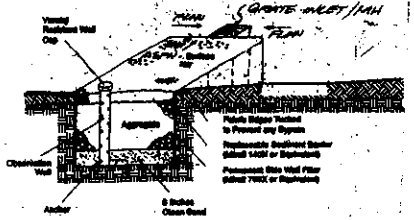


Figure 5-5: Typical Infiltration Trench
(Source: Fairfax County Soils Office, 1991)

Rating No.	Depth (Feet)	Kfs (cm/hr)
1	0.0	0.01
2	0.5	0.01
Avg.		0.00

Soil Tech, Inc.
14504-F Bible Lee Road
Chantilly, VA. 20151
(703) 631-0447
(703) 631-0448 FAX

August 22, 2000

Chuck Rudolph
SDE
7777 Leesburg Pike
Falls Church, VA. 22043

Re: Infiltration Studies
3411 Lees Corner Road
Chantilly, Virginia

Dear Mr. Rudolph,

Two drill borings and falling head hydraulic conductivity tests were made at the locations shown on the attached plan within the proposed BMP infiltration trench. The purpose of the tests was to determine subsoil suitability for infiltration trenches in accordance with the procedures of the Northern Virginia BMP Handbook (1992).

Falling head permeability tests were conducted at 5.0 and 5.5 feet. The hydraulic conductivity coefficients (K_{fs}) are as follows:

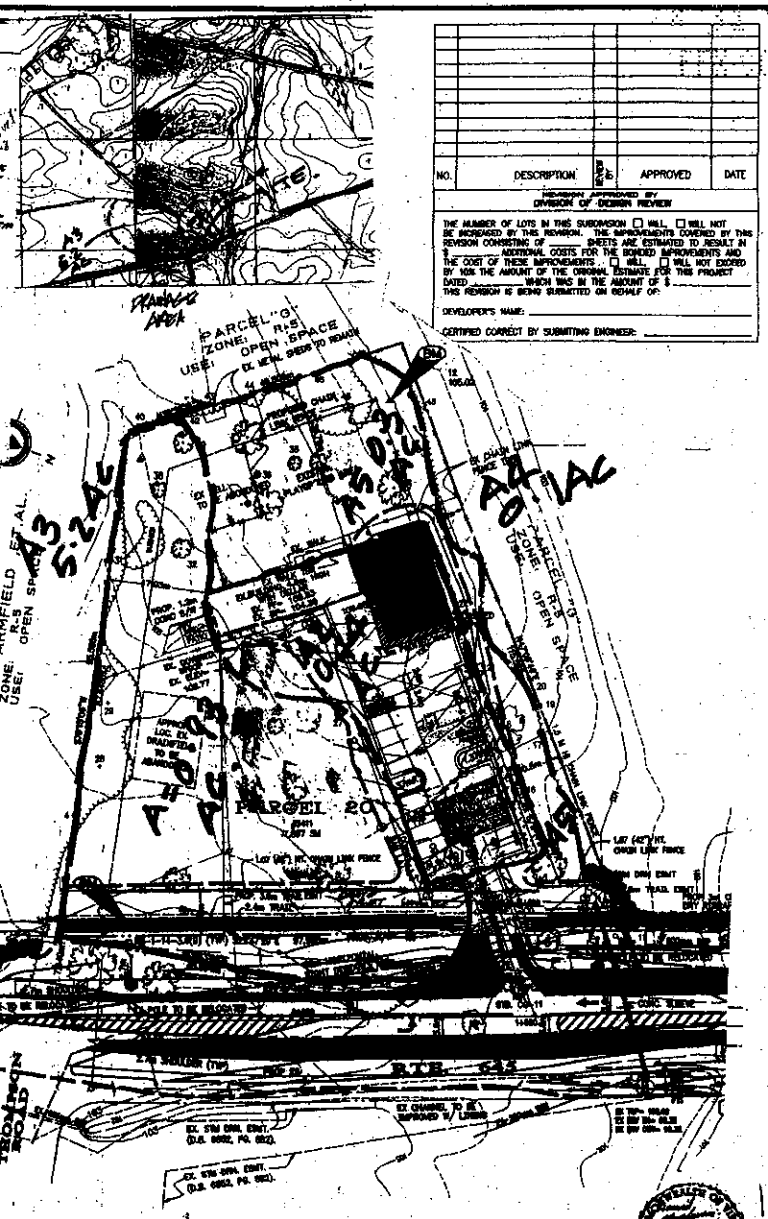
The average permeability value was 0.00 inhr for soil materials at depths 5 feet below the infiltration surface. The soil materials below 4 feet consist of reddish brown, White and Gray loam and clay (Geology: gneiss with weathered hard overburden fragments). Below opposite borehole water was found at 20 feet and at 5 feet at BH. This water was encountered at 4 feet at BH. The test holes were dry 24 hours following completion. There is a possibility that seasonal perched water exists within 10 feet for a short duration.

In my opinion, based on the results of these studies, the area in the vicinity of BH indicated on the plan is marginally suited for onsite infiltration trenches and the area at BH is not suited at depths deeper than 4 feet. It may be possible to place the BMP system and have it centered on BH. Designs should be based on the average infiltration rate.

Please call if you have any further questions.

Sincerely,

William F. Rudolph, C.P.S.S.



NO.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY
DIVISION OF DESIGN REVIEW

THE NUMBER OF LOTS IN THIS SUBDIVISION ☐ WILL ☐ WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF _____ SHEETS ARE ESTIMATED TO RESULT IN $ _____ ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS ☐ WILL ☐ WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED _____ WHICH WAS IN THE AMOUNT OF $ _____ THIS REVISION IS BEING SUBMITTED ON BEHALF OF:

DEVELOPER'S NAME: _____

CERTIFIED CORRECT BY SUBMITTING ENGINEER: _____

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON DATED _____ NO OTHER CHANGES HAVE BEEN MADE ON THIS SHEET EXCEPT THOSE PREVIOUSLY APPROVED.

COMMONWEALTH OF VIRGINIA
BHB
No. 21147
PROFESSIONAL ENGINEER
7/15/00

SDE, INC.
ENGINEERS · PLANNERS · ARCHITECTS · LANDSCAPE ARCHITECTS · SURVEYORS
7777 LEESBURG PIKE, SUITE 406N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MONTESSORI SCHOOL OF FAIRFAX
3411 LEES CORNER ROAD
~~PROVIDENCE~~ FULLER DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET TITLE: BMP DRAINAGE MAP & COMPUTATION

REVISIONS

DESIGNED BY: HAMAYON IBRAHIM
DRAWN BY: MAGGIE POTEET
CHECKED BY: OBAID BACTAZH
SCALE: 1:400
DATE: Rev. 8/14 7/5/00
PROJECT/FILE #
SHEET NUMBER 10 OF 11

1-10-01-1658-1

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MONTESSORI SCHOOL OF FAIRFAX, INC., SP 98-Y-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit child care center, nursery school and private school of general education which has an enrollment of less than 100 students daily. Located at 3411 Lees Corner Rd. on approx. 1.85 ac. of land zoned R-1 and WS. Sully District. Tax Map 34-2 ((1)) 20. Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 18, 1998; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The applicant presented testimony indicating compliance with the prescribed criteria for the granting of a special permit.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is APPROVED with the following limitations:

1. This approval is granted to the applicant, Montessori School of Fairfax, and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by SDE, Inc., dated April 30, 1998, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special permit shall be in substantial conformance with the approved Special Permit Plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. If determined necessary by DPW&ES and VDOT, all frontage improvements and proposed turn lanes shall be completed to their satisfaction.
6. Prior to the issuance of the Non-Residential Use Permit, all required parking spaces shall be delineated and marked, including an accessible parking space. All parking shall be on site.
7. On-site stormwater management shall be to the satisfaction of DPW&ES.
8. Existing vegetation shall be maintained and preserved, and transitional screening and barrier requirements shall be modified in favor of the conditions shown on the Plat, subject to Development Condition Number 9.
9. Prior to the issuance of the Non-Residential Use Permit, the Urban Forester shall review the proposed transitional screening for effectiveness. If deemed appropriate by the Urban Forester, supplemental plantings shall be installed in areas directed by the Urban Forester. Species and size of supplemental plantings shall be as directed by the Urban Forester.
10. All existing and proposed signs shall comply with Article 12 of the Fairfax County Zoning Ordinance.
11. The maximum total daily enrollment shall be limited to ninety-nine (99) children.
12. The maximum hours of operation shall be limited to 7:30 A.M. to 6:00 P.M., Monday through Friday.
13. Following issuance of the Non-Residential Use Permit for the child care center, nursery school and private school of general education use, no private residential use shall be permitted on the site.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Permit shall not be valid until this has been accomplished.

Pursuant to Section 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Kelley seconded the motion which carried by a vote of 6-0. Mr. Hammack was not present for the vote and Ms. Gibb was absent from the meeting.

MONTESSORI SCHOOL OF FAIRFAX, INC., SP 98-Y-025 Page 3

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 26, 1998. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

[signature]

Regina Thorn, Clerk
Board of Zoning Appeals

RESPONSE TO SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

1. The Applicant will comply with Special Permit Limitation # 1.
2. The Applicant will comply with Special Permit Limitation # 2.
3. A copy of this Special Permit and the Non-Residential Use Permit WILL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The Site Plan has been prepared in accordance with Provisions of Article 17 and is in substantial conformance with the approved Special Permit.
5. The Applicant will comply with Special Permit Limitation # 5.
6. The Applicant is aware of requirement Limitation # 6.
7. The Applicant will comply with Special Permit Limitation # 7.
8. The Applicant will comply with Special Permit Limitation # 8.
9. The Applicant will coordinate with Urban Forester and Comply with Special Permit Limitation # 9.
10. The Applicant will comply with Special Permit Limitation # 10.
11. The maximum total daily enrollment will be ninety-nine (99) children.
12. The Applicant will comply with Special Permit Limitation # 12.
13. The Applicant will not use this site for a private residential use following the issuance of Non-Residential Use Permit for the Child Care Center, Nursery School and Private School of general Education use.

SUBURBAN DEVELOPMENT ENGINEERING

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

SDE, INC.
7777 Leesburg Pike
Suite 406N
Falls Church, VA 22043

Branch Chief
Department of Public Works
and Environmental Services
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia

January 20, 1999

Re: Detention Pond Waiver – 3411 Lees Corner Road
Montessori School of Fairfax

Dear Sir,

Please accept this letter as a formal request for Storm Water Management Waiver for the above noted property.

The site is located on Tax Map # 34-2((1)) 20 and zoned R-1. A Special Permit was approved on August 25, 1998 for a Montessori School with a maximum number of 99 children. This site contains 1.8514 acres of land with a single family dwelling. There is an existing D/W, which will be modified and expanded for the proposed parking and travel lane.

There will be a small increase of pavement. The existing building will be retained with a small expansion on the right side as shown on the Site Plan. There is regional pond C-16 on the North side of this site and a two 36" CMP approximately 60' on the East side of the property where the proposed out fall for this property will be directed through a closed conduit.

The existing impervious area of this property is 7,200 S.F. +/-. The proposed increase will be about 7,900 S.F. The total impervious including plus proposed will be 15,190 S.F. or 0.34 Acres, an 19% impervious over the total site area.

Due to the small increase and to preserve existing vegetation and the existence of a regional pond nearby the site, we hope that a Storm Water Management Detention Waiver will be granted.

Thanks for your consideration.

Sincerely,

[signature]

Obaid Rasjbar

PHONE (703) [illegible] FAX (703) [illegible]

FAIRFAX COUNTY

Department of Public Works and Environmental Services
Office of Site Development Services
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Telephone (703) 324-1700
Waiver Request No: 020631
File No: 08762/99

MAR 31 1999

Mr. Obaid Rasjbar
Suburban Development Engineering, Inc.
7777 Leesburg Pike, Suite 406N
Falls Church, Virginia 22043

Subject: Request for Waiver of On-site Stormwater Detention Requirements for Montessori School of Fairfax; Tax Map 34-2-001-20; Sully District

Reference: Your Letter Dated January 20, 1999

Dear Mr. Rasjbar:

In response to your request, a waiver of standard on-site County stormwater detention requirements for the subject project is hereby granted.

There is sufficient justification to grant this waiver because staff concurs with your conclusion that the increase in runoff is small and should not adversely impact downstream properties.

This waiver in no way relieves you of any other County drainage requirements, including adequacy of outfall and pro-rata share payments. Compliance with the Water Supply Protection Overlay District requirements is also required because there is no existing County regional pond to provide water quality control volume for this site. This waiver shall expire 24 months from the date of approval unless the appropriate site plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

Mr. Obaid Rasjbar
Page 2

If further assistance is desired, please contact Walter Hamilton, III, Special Projects Branch at 324-1780.

Sincerely,

[signature]

Ray Cole, Chief
Special Projects Branch

RC/nls
9702

cc: Fred Rose, Chief, Stormwater Management Branch, DPWES
Ralph E. Donnell, Acting Chief, Bonds and Agreements Branch, DPWES
Craig Carinci, Chief, Site Review Branch, DPWES
Walter Hamilton, III, Special Projects Branch, DPWES
Stormwater Detention File

FOR INFORMATION ONLY!!!

SDE, INC.
ENGINEERS · PLANNERS · ARCHITECTS · LANDSCAPE ARCHITECTS · SURVEYORS
7777 LEESBURG PIKE, SUITE 406N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MONTESSORI SCHOOL OF FAIRFAX
3411 LEES CORNER ROAD
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT RESOLUTION AND CORRESPONDENCE
SHEET TITLE

REVISIONS

DESIGNED BY:
DRAWN BY: LAGGIE POTEET
CHECKED BY: OBAID BACTAZH
SCALE: NTS
DATE: 1/4/99
PROJECT/FILE #
SHEET NUMBER 11 OF 11

9958-SPI-01-01-1

BACKGROUND

The special exception application, SE 2007-SU-006, by the Montessori School of Fairfax, Inc. is a request to permit the expansion of the currently established private school of general education, nursery school, and child care center. The proposed expansions are to include increases in building gross floor area; parking; student enrollment and staff; and hours of operation. A staff report on this application was published on July 11, 2007, which recommended approval of SE 2007-SU-006 subject to the execution of development conditions consistent with those contained in the Staff Report.

Since the publication of the Staff Report on July 11, 2007, staff made minor editorial changes to the development conditions. All of the revisions included in the revised development conditions were intended to clarify the applicant's proposed commitments; none represented substantive changes to the applicant's commitments which were discussed in the Staff Report; consequently staff continued to recommend approval of this application. Those changes were reflected and were published in the Staff Report Addendum, dated July 23, 2007.

The Planning Commission public hearing for SE 2007-SU-006 was held on July 26, 2007. Just prior to this hearing, language was added to Condition #20 requiring the applicant to relocate as well as screen the trash dumpster that had been placed in the parking lot of the subject site. In addition, an issue was raised regarding potential flooding on an adjacent parcel due to changes in grading and ground disturbance caused by the proposed expansion on the subject site. Condition #21 was added to address this issue. The Planning Commission recommended to the Board of Supervisors to approve SE 2007-SU-006, subject to the draft development conditions consistent with those modified and dated July 23, 2007.

DISCUSSION

Subsequent to the Planning Commission public hearing, a concern was raised by the Sully District Supervisor's Office regarding whether the amount of parking provided by the applicant was adequate for the site, given the proposed increase in student enrollment. To address this concern, the applicant has provided six (6) additional parking spaces to the proposed new parking lot area, but has deleted a parking space from the existing parking area to accommodate the relocation of a trash dumpster. As depicted on Sheet 3 of the revised Special Exception (SE) Plat, dated August 27, 2007, the applicant is providing (27) available parking spaces in total for the site; a net increase of five (5) parking spaces (this is six (6) spaces more than the minimum Zoning Ordinance requirement for this site).

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Special Exception Plat, Montessori School of Fairfax
Prepared By:	Bury Partners
Original and Revision Dates:	March 2007, as revised through August 27, 2007

SE PLAT SHEET INDEX	
Sheet #	**Contents**
1	Cover Sheet
2	Existing Condition and Demolition Plan
3	Site Layout
4	Site Tabulations & Bulk Plane
5	Landscape Plan
6	SWM Pre- & Post-Development Plan
7-8	SWM/BMP Outfall and Cross Sections
9	Post-Development BMP Computations
10 – 11	BMP Drainage Map & Computations and Special Permit Resolution and Correspondence – Provided for informational purposes only.

Plat Description

The revised SE Plat consists of eleven sheets. Sheet 1 is a cover sheet. Sheet 2 depicts the existing conditions of the site which includes the existing building which is to be retained; an existing outdoor play area; an asphalt-paved parking lot; and general notes.

Sheet 3 depicts the proposed site layout. Revisions to Sheet 3 include the location and type of screening proposed for the relocated trash receptacle. The commercial solid waste receptacle is proposed to replace an existing parking space and to be located on a concrete pad enclosed by an 8 foot high board on board fence. An additional flagstone walkway was added to connect to the previously proposed walkway in order to improve pedestrian access from the new parking area to the building's entrance.

Sheet 4 includes: Zoning Ordinance tabulations; parking tabulations; landscaping requirements; proposed outdoor play area; proposed parking area; and proposed building additions. Revised parking tabulations from (22) to (27) parking spaces provided.

Sheet 5 contains the proposed landscaping plan. Additional landscaping proposed along the eastern property boundary in order to further screen the effects of the expanded parking area are depicted. Also identified on this

sheet is an existing tree that is proposed to be relocated so as to reduce the risk of being negatively impacted by proposed construction activities.

Sheets 6 through 8 show revised SWM/BMP outfall tabulations; and general notes.

Sheet 9 was added to show post-development BMP computations.

Sheets 10 – 11 are for included for informational purposes only and provides the specifications and capacity of the existing BMP infiltration trench and displays the previously approved Special Permit Resolution and Correspondence.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the subject application SE 2007-SU-006 continues to be in conformance with the Comprehensive Plan for its use and intensity. With approval of the proposed development conditions listed herein as Attachment 1, staff finds the proposed application in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions. Consequently, staff continues to recommend approval of this application.

Recommendations

Staff recommends approval of SE 2007-SU-006 subject to the proposed development conditions in Attachment 1, now dated September 12, 2007.

Staff recommends approval of a modification of transitional screening requirements on all sides to allow existing vegetation to be utilized with supplemental landscaping and trees proposed along the southern and western property boundaries as depicted on the Special Exception Plat.

Staff recommends approval of a modification of barrier requirements on the north, south and west in favor of existing 4 foot chain-link fence, and a waiver of the barrier requirement along the east property line.

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

The approval of this rezoning 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.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Development Conditions

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SU-006

September 12, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-SU-006 located at 3411 Lees Corner Road (Tax Map 34-2 ((1)) 20) to permit a private school of general education, nursery school and child care center pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, Staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede all previous development conditions for the area subject to this application. Conditions which are substantively the same and which have been carried forward from the previous application are indicated with an asterisk.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land*.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions*.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat, Montessori School of Fairfax, Sully District, Fairfax County, Virginia", prepared by Bury Partners, consisting of eight sheets, dated March 2007 with revisions through June 19, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The number of children using the 6,537 square foot outdoor play area as shown on the SE Plat at any one time shall not exceed that required by the standards set forth in Section 9-309 (Additional Standards for Child Care Centers and Nursery Schools) and 9-310 (Additional Standards for Private Schools of General Education and Private Schools of Special Education) of the Zoning Ordinance, which currently require the following: 100 square feet of outdoor play area per child using the space at any one time for the child care center; 200 square feet per child in grades K-3.

5. Upon issuance of the Non-RUP for the proposed uses, the private school of general education and child care center enrollment shall be limited to children between the ages of 2 and 10 years.

6. The combined maximum daily enrollment of the private school of general education, nursery school, and child care center shall be limited to 150 children, provided that parking requirements are satisfied for the proposed use.

7. The maximum number of staff permitted on-site at any one time shall not exceed 16.

8. Upon issuance of the Non-RUP for the proposed uses, the normal hours of operation shall be limited to 6:30 AM to 7:00 PM, Monday through Friday.

9. The entrance sign shall be relocated per the SE Plat. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

10. Twenty two (22) parking spaces shall be provided as shown on the SE Plat. The four parking spaces located in the newly created parking lot area as shown on the SE Plat, shall be designated as "Employee Only".

11. The architectural details, building colors and materials used in the construction of the proposed additions shall be consistent with the existing building materials as approved by DPWES. Photographic documentation of any materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of the building permit application.

12. All fences shown on the SE Plat to be removed shall be done prior to issuance of the Non-RUP for the proposed uses.

13. The 4 foot chain link fence as shown on the SE Plat along the proposed outdoor play area shall be installed prior to issuance of the Non-RUP.

14. The limits of clearing and grading as shown on the SE Plat shall be strictly conformed to, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.

15. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the SE Plat. All tree protection fencing shall be installed prior to any clearing and grading activities. Tree protection fencing shall be made clearly visible to all construction personnel. The installation of all tree

protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

16. A Landscape Plan, in substantial conformance with that shown on the SE Plat and the Tree Preservation Plan shall be filed with the site plan for review and approval by UFM.

17. Dead, dying, or invasive vegetation may be removed from the open space areas if approved by UFM.

18. As part of the site plan, the applicant shall submit a Tree Preservation Plan, which has been prepared by a certified arborist, for the review and approval of UFM. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches or greater in diameter within the area which is 20 feet on either side of the proposed limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation on site and off site shall be provided and implemented. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization. With the permission of the affected homeowner, the applicant shall be required to prune, as necessary, all damaged off-site trees 10 inches or greater in diameter within the area which is 20 feet of the proposed limits of clearing and grading for a period of 2-3 years.

    After the first submission review of the approved Tree Preservation Plan, a replacement value shall be assigned to all trees, on-site and the off-site trees adjacent to the northern, western and southern property boundaries, to be preserved, 10 inches or greater in diameter, within 20 feet of the limits of disturbance shown on the SE Plat. Trees recommended for removal on the tree preservation plan shall not be assigned a value. The calculated replacement values for these designated trees shall be assigned by a certified arborist according to methods contained in the latest edition of the Guide for Plant Appraisal, subject to review and approval by UFM. At the time of site plan approval, the applicant will post a cash bond or letter of credit payable to

the County of Fairfax to ensure preservation and/or replacement of the designated trees. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees as determined by UFM.

The County may draw funds from the cash bond or letter of credit in order to remove and replace trees that are dead and/or dying due to construction, and are required to be removed and replaced by UFM, according to the value assigned for those designated trees, if this work is not completed in a timely manner by the applicant. Any funds received by Fairfax County pursuant to this development condition shall be used solely to remove and replace designated trees shown to be preserved on the approved tree preservation plan. The letter of credit or cash bond will be released two years from the date of the project's conservation escrow, or sooner if approved by UFM.

19. The 5 foot flagstone paved sidewalk depicted on the SE Plat shall be set in a pervious bed.

20. The trash dumpster shall be relocated on the site as approved by DPWES and in conformance with Public Facilities Manual (PFM) standards. The trash dumpster shall be fully screened from view by a board on board fence which has been designed to be compatible with the building materials, as determined by DPWES. Trash removal shall not occur before 7:00 a.m. and no trash pick-up shall occur on weekends. To ensure that trash pick-up does not occur prior to 7:00 a.m. on weekdays and that there is no illegal dumping, the doors to the dumpster shall be locked between the hours of 7:00 p.m. and 7:00 a.m., Monday through Friday. The doors to the dumpster shall be locked during the weekends. On the days of trash pick-up, the subject site shall be patrolled by employees to pick up any trash on-site and to ensure that the doors to the dumpster enclosure are fully closed and in good working condition.

21. Grading shall be adjusted along the southern property boundary in a manner which improves the impact of the existing storm drainage on adjacent properties. Supplemental plantings shall be reviewed and approved by UFM for their suitability for existing soil conditions.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for

obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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