



APPLICATION ACCEPTED: October 25, 2007
APPLICATION AMENDED: March 5, 2008
PLANNING COMMISSION HEARING: April 10, 2008
PLANNING COMMISSION DECISION ONLY: May 1, 2008
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

April 23, 2008

STAFF REPORT ADDENDUM I

APPLICATION SE 2007-MA-028

MASON DISTRICT

APPLICANT: The Montessori School of Northern Virginia, Inc.

ZONING: R-2

PARCELS: 60-2 ((32)) 1 and ((38)) A1

ACREAGE: 1.17 acres

FAR: 0.16 (*at final phase*)

OPEN SPACE: 60%

PLAN MAP: Residential use at 1-2 dwelling units per acre

SE CATEGORY: Category 3; Private School of General Education, Nursery School and Child Care Center

PROPOSAL: Approval of a Private School of General Education, Nursery School and Child Care Center with a combined maximum daily enrollment of 90 students (ages 18 months thru kindergarten).

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-MA-028 subject to the proposed development conditions in Appendix 1.

TDS\N:\Montessori NV SE 2007-MA-028\SE 2007-MA-028 Addendum.doc

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

Staff recommends approval of a modification of the transitional screening in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the barrier location requirement to allow barrier to be located on the property line (outside transitional screening)

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



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).

STORM AS-BUILT

- ① LOOP INLET
21" INV. 001-25416
- ② LOOP INLET
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- ③ LOOP INLET
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- ④ LOOP INLET
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EXISTING CONDITIONS / VEGETATION MAP AND PHASE I OF SPECIAL EXCAVATION

VEGETATION MAP - SUMMARY
 SITE AREA: 1.17 AC
 EX. ASPHALT DRIVE: 0.33 AC
 EX. ASPHALT PLAY COURT: 0.04 AC
 EX. PLAYGROUND/OFFEN FIELD: 0.56 AC
 EX. TREES: 0.37 AC (14,300 SF)
 EXISTING TREES CONSIST OF MATED HARDWOOD AND EVERGREEN TREES.

VALLEYBROOK MONTESSORI

TRIM COUNTY, MONTANA



DATE	DESCRIPTION
03-28-08	COUNTY SUBMISSION
03-28-08	COUNTY SUBMISSION
04-18-08	COUNTY SUBMISSION

OWNER: WAYNE J. & LOS LEHRER
 DB 10405, PG. 148
 T.M.#60-2 (38) 35
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: BLANCHE Y. LEUNG
 DB 11871, PG. 1414
 T.M.#60-2 (38) 36
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: ANDREA L. ANDREYEV & MAUREEN A. KOSER
 DB 10423, PG. 847
 T.M.#60-2 (38) 40
 ZONE: R-2C
 USE: RESIDENTIAL

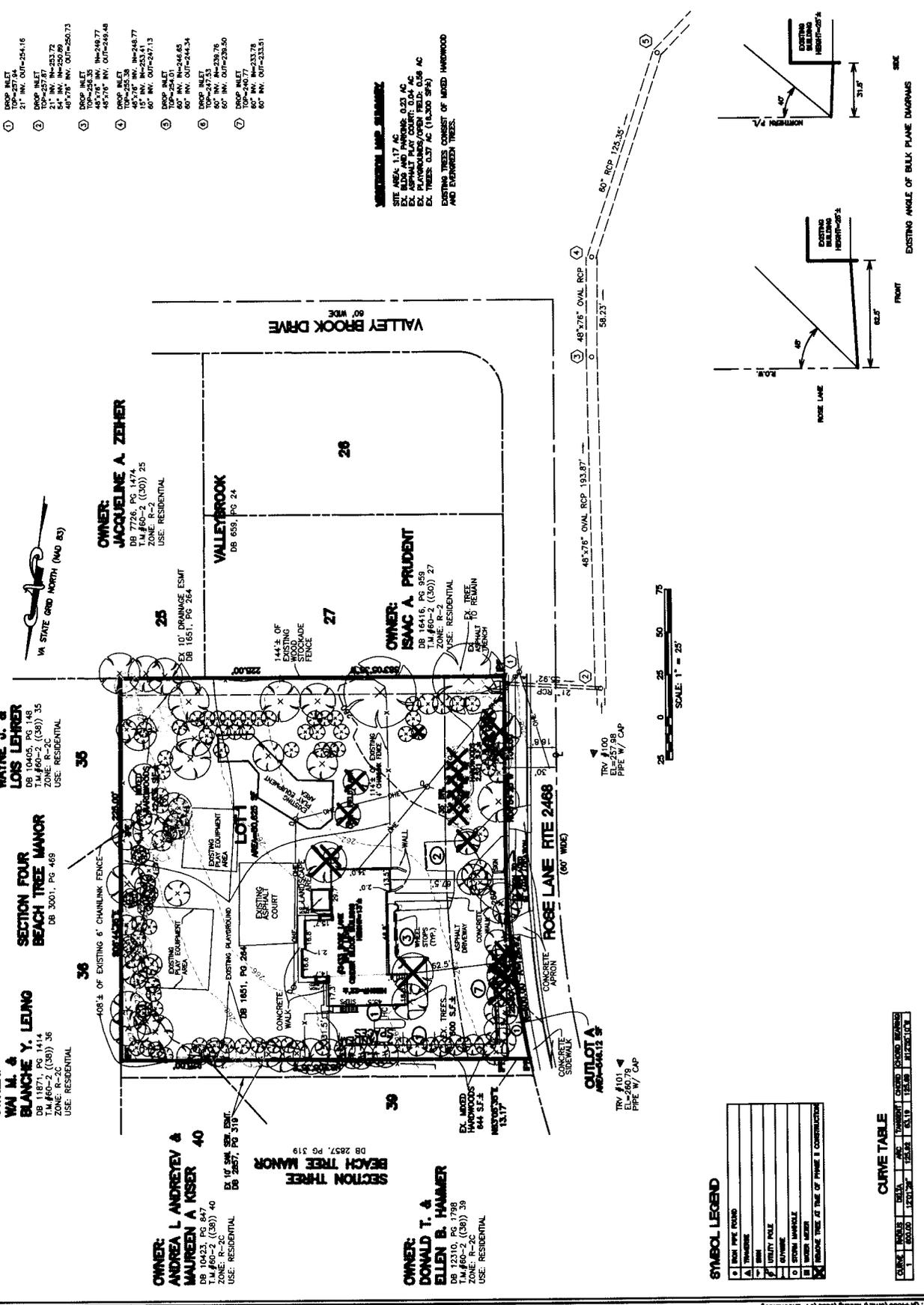
OWNER: DONALD T. & ELLEN B. HAMMER
 DB 12310, PG. 1798
 T.M.#60-2 (38) 39
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: JACQUELINE A. ZEHNER
 DB 7726, PG. 1474
 T.M.#60-2 (38) 25
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: ISAAC A. PRUDENT
 DB 16416, PG. 959
 T.M.#60-2 (30) 27
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: DONALD T. & ELLEN B. HAMMER
 DB 12310, PG. 1798
 T.M.#60-2 (38) 39
 ZONE: R-2C
 USE: RESIDENTIAL

OWNER: WAYNE J. & LOS LEHRER
 DB 10405, PG. 148
 T.M.#60-2 (38) 35
 ZONE: R-2C
 USE: RESIDENTIAL



SCALE: 1" = 25'

SYMBOL LEGEND

1	8" DIA. PIPE FOUND
2	12" DIA. PIPE FOUND
3	18" DIA. PIPE FOUND
4	24" DIA. PIPE FOUND
5	30" DIA. PIPE FOUND
6	36" DIA. PIPE FOUND
7	42" DIA. PIPE FOUND
8	48" DIA. PIPE FOUND
9	54" DIA. PIPE FOUND
10	60" DIA. PIPE FOUND
11	66" DIA. PIPE FOUND
12	72" DIA. PIPE FOUND
13	78" DIA. PIPE FOUND
14	84" DIA. PIPE FOUND
15	90" DIA. PIPE FOUND
16	96" DIA. PIPE FOUND
17	102" DIA. PIPE FOUND
18	108" DIA. PIPE FOUND
19	114" DIA. PIPE FOUND
20	120" DIA. PIPE FOUND

CURVE TABLE

CURVE NO.	CHORD	ARC	ANGLE	CHORD BEARING
1	100.00	100.00	180.00	180.00
2	100.00	100.00	180.00	180.00
3	100.00	100.00	180.00	180.00
4	100.00	100.00	180.00	180.00
5	100.00	100.00	180.00	180.00
6	100.00	100.00	180.00	180.00
7	100.00	100.00	180.00	180.00
8	100.00	100.00	180.00	180.00
9	100.00	100.00	180.00	180.00
10	100.00	100.00	180.00	180.00
11	100.00	100.00	180.00	180.00
12	100.00	100.00	180.00	180.00
13	100.00	100.00	180.00	180.00
14	100.00	100.00	180.00	180.00
15	100.00	100.00	180.00	180.00
16	100.00	100.00	180.00	180.00
17	100.00	100.00	180.00	180.00
18	100.00	100.00	180.00	180.00
19	100.00	100.00	180.00	180.00
20	100.00	100.00	180.00	180.00



EXISTING ANGLE OF BULK PLANE DIAGRAMS

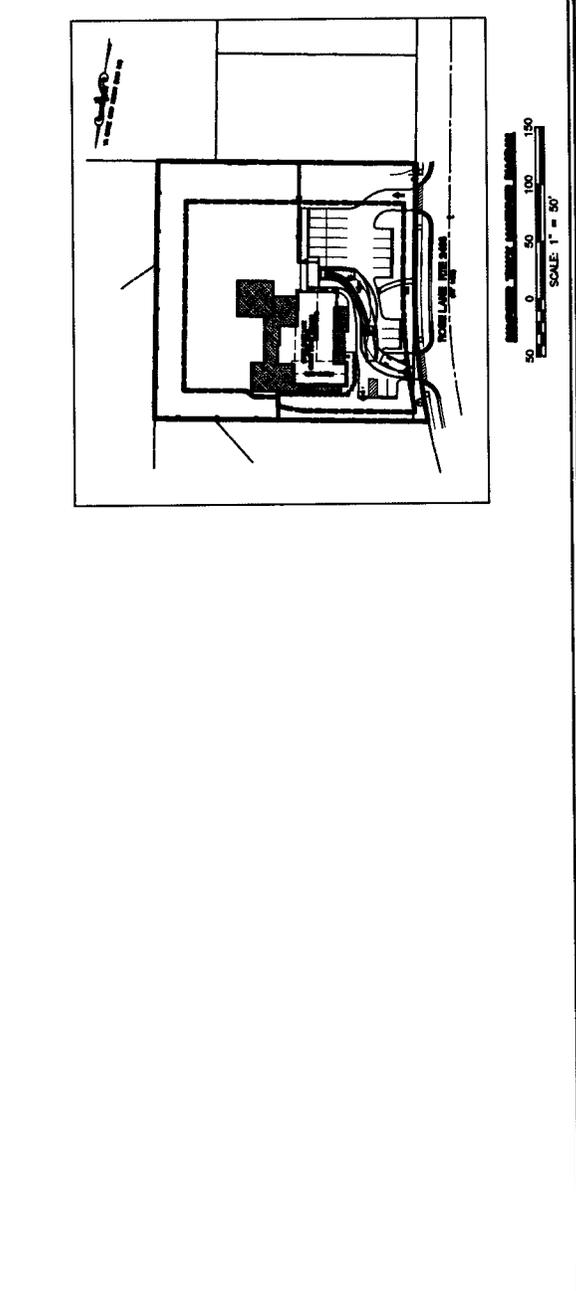
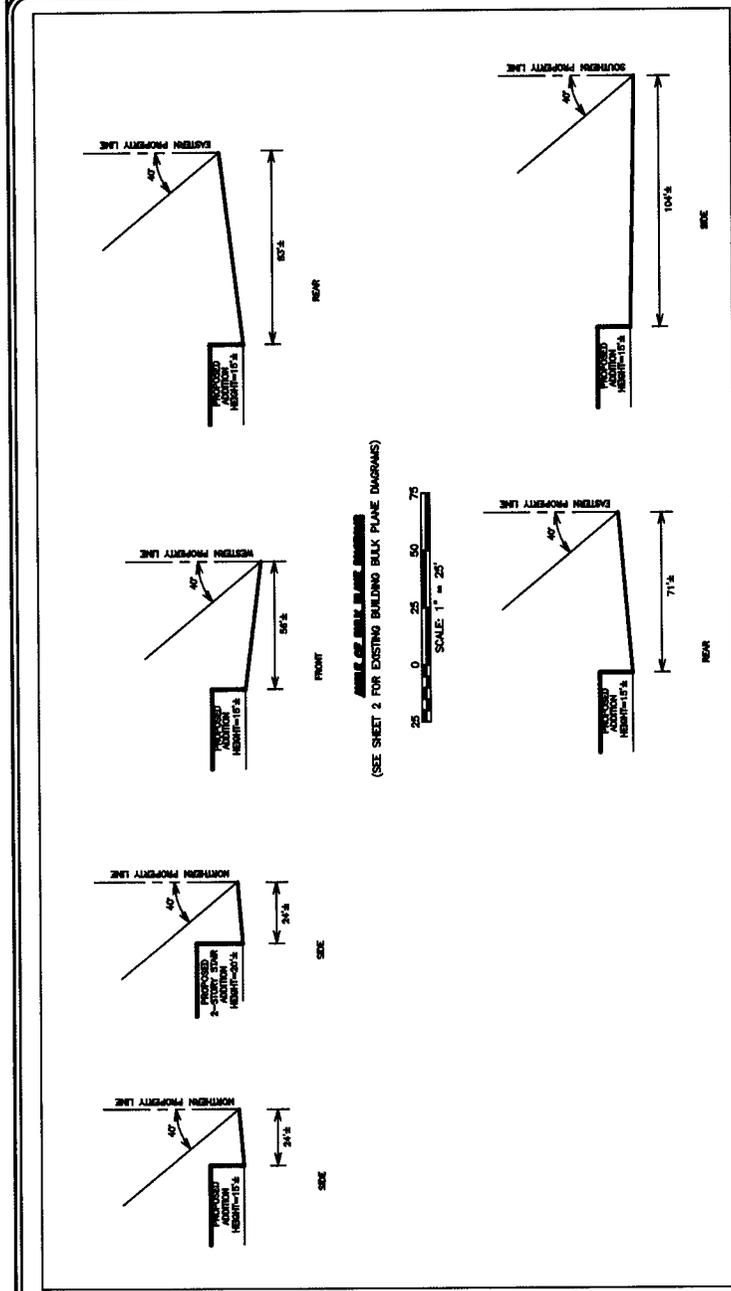
BURGESS & NIPLE
 400 PLEASANT VALLEY ROAD, CHARLETT, VA 22818-1228
 TEL (703) 821-8230 FAX (703) 821-8244

DATE	REVISION
02-28-03	OWNER'S APPROVAL
02-27-03	COUNTY SUBMISSION
02-18-03	COUNTY SUBMISSION

SPECIAL EXCEPTION NOTES AND DETAILS
VALLEYBROOK MONTESSORI
 MOON PARKWAY
 PARKS COUNTY, WISCONSIN



DATE	02-28-03
PROJECT	VALLEYBROOK MONTESSORI
OWNER	MONTESSORI PRESCHOOL
DESIGNER	BURGESS & NIPLE
SCALE	AS SHOWN
SHEET #	2 OF 2
TOTAL SHEETS	2



TRANSITIONAL SCREENING REQUIREMENTS
 APPLICANT HEREBY REQUESTS MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENTS AS FOLLOWS:

THE EXISTING TRANSITIONAL SCREENING CONSISTS OF A 6-10 FOOT PLANTED BUFFER WITH A 6 FOOT CHAIN LINK FENCE ALONG THE PROPERTY LINE. A MODIFICATION OF THE TRANSITIONAL SCREENING IS REQUESTED TO BE ALLOWED TO BE INSTALLED ALONG THE PROPERTY LINE TO BEHIND THE EXISTING TRANSITIONAL SCREENING. THE EXISTING CHAIN LINK FENCE WITH A 6 FOOT SOLID BOARD FENCE BETWEEN THE REAR PROPERTY LINE AND THE FRONT PROPERTY LINE. THE APPLICANT REQUESTS THE FOLLOWING DIMENSIONS RELATIVE TO THE EAST, WEST AND SOUTH PROPERTY LINES:

EAST SIDE BUFFER: THE EXISTING BUFFER CONSISTS OF EXISTING MATURER HARDWOOD TREES AND AN EXISTING STORAGE FENCE. THIS FENCE SHALL REMAIN. SINCE THE 10-FOOT DIMENSION BUFFER SHALL BE MAINTAINED, THE EXISTING CHAIN LINK FENCE WILL REMAIN. IT IS REQUESTED THAT THESE CONDITIONS SHALL BE PERMITTED TO SURETY THE TRANSITIONAL SCREENING WILL BE SUPPLEMENTED WITH LOW SCREENING AS REQUIRED BY LEAD AND AS NOTED ON SHEET 1.

WEST SIDE BUFFER: THE EXISTING BUFFER CONSISTS OF EXISTING MATURER HARDWOOD TREES AND AN EXISTING STORAGE FENCE. THIS FENCE SHALL REMAIN. SINCE THE 10-FOOT DIMENSION BUFFER SHALL BE MAINTAINED, THE EXISTING CHAIN LINK FENCE WILL REMAIN. IT IS REQUESTED THAT THESE CONDITIONS SHALL BE PERMITTED TO SURETY THE TRANSITIONAL SCREENING WILL BE SUPPLEMENTED WITH LOW SCREENING AS REQUIRED BY LEAD AND AS NOTED ON SHEET 1.

REAR SIDE BUFFER: THE EXISTING BUFFER CONSISTS OF EXISTING MATURER HARDWOOD TREES AND AN EXISTING STORAGE FENCE. THIS FENCE SHALL REMAIN. SINCE THE 10-FOOT DIMENSION BUFFER SHALL BE MAINTAINED, THE EXISTING CHAIN LINK FENCE WILL REMAIN. IT IS REQUESTED THAT THESE CONDITIONS SHALL BE PERMITTED TO SURETY THE TRANSITIONAL SCREENING WILL BE SUPPLEMENTED WITH LOW SCREENING AS REQUIRED BY LEAD AND AS NOTED ON SHEET 1.

THE APPLICANT REQUESTS THE FOLLOWING DIMENSIONS RELATIVE TO THE FRONT PROPERTY LINE/PUBLIC STREET/PAVING AREA AS THE FRONT OF THE BUILDING AND THE FRONT PROPERTY LINE/PUBLIC STREET/PAVING AREA LINE HAS A VARIABLE WIDTH BETWEEN 10 TO 18 FEET. A MODIFICATION OF THE TRANSITIONAL SCREENING IS REQUESTED TO ALLOW THE EXISTING BUFFER AREA TO BE A MINIMUM OF 10 FEET FROM THE RIGHT-OF-WAY LINE, WITH NO BUFFER REQUIRED.

BACKGROUND

As laid out in the staff report dated March 26, 2008, the applicant has requested approval of a Special Exception to permit a Private School of General Education, Nursery School and Child Care Center. As proposed by the applicant, the facility would have a combined maximum daily enrollment of 90 students (ages 18 months to kindergarten), and the Child Care Center would be limited to before and after school child care for students and children of staff, and included in the maximum daily enrollment. The applicant's proposal also included two phases of development, Phase 1 would be limited to the existing site conditions, with a maximum daily enrollment of 45 students, and Phase 2 would add building additions and site modifications and would increase the maximum daily enrollment to 90 students. Other operational modifications (permission for and limitations on weeknight and weekend meetings, traffic management provisions, modifications to hours of operation) would apply to both phases. Staff recommended approval of the application with the conditions laid out in Appendix 1 of that staff report.

On April 10, 2008, a public hearing was held before the Planning Commission, at which time the decision only was deferred to May 1, 2008.

DISCUSSION

Since publication of the staff report, the applicant has submitted a revised SE Plat, and has also submitted proposed revisions to the development conditions. Staff has continued to revise the development conditions in response to the applicant's submissions and the requests and comments of the citizens and Planning Commission. Staff's proposed revisions to the development conditions are included in Attachment 1 of this report, with changes shown in blackline.

The changes include some typographical and editorial corrections, some clarifications, and the following substantive changes:

- #3 *Revised SE Plat date to April 18, 2008.* The revised plat, a copy of which is found at the front of this report, has the following changes:
- Corrects the gross floor area and floor area ratio tabulations, which were mistakenly reported on the previous plat (as was noted at the public hearing). The footprint of the building has not changed since the previous plat; the correct GFA is a total of 8,200 square feet (including the trash enclosure), the correct FAR is 0.16;
 - Shows the locations of existing trees along the north and east, and provides locations for some additional plantings along those boundaries, as well as tightening the limits of clearing and grading; and
 - Reduces the width of the two driveways, and tightens the radii of the entrance (to reduce pavement and allow for additional screening along the north).

- #4 *Added requirement for posting SE conditions and providing a summary to parents*
- #5 *Added total enrollment limits. No change to maximum daily enrollment limits of 45 in Phase 1 and 90 in Phase 2, Phase 1 total enrollment limited to 60, Phase 2 total enrollment limited to 105.*
- #6 *Added condition limiting staff on-site at any one time. Phase 1= 10; Phase 2 = 13.*
- #7 *Specifically states that all parking must be on-site, or carpooling and shuttling must be used (including volunteers)*
- #8 *Specified that children of staff enrolled in before / after school care must be staff of this campus.*
- #9 / 10 *Provided for separate summer session. Previous conditions did not limit summer operations differently than the rest of the year. As revised, the "regular" school session is tied to the Fairfax County Standard School Year Calendar, and the "summer" session is limited to eight weeks with a maximum daily enrollment of 65 and no weekend or weeknight events.*
- #11 *Added provision for late opening on County snow days*
- #12 *Revised "event" and after hours operations. As now proposed, activities that occur within the standard hours of operation would not be limited. Activities that occur on weekends or weeknights continue to be proposed to be limited to no more than 14 per year, with no events on Sundays, no more than 3 events a months, and modified time limits. Meetings of 15 people or less outside of school hours are limited to 3 times a month, no Sundays, and modified time limits.*
- #14c *Added requirement for school to report enrollment to the Holmes Run Valley Citizens' Association (HRVCA)*
- #15 *Added language in b) to clarify that the provisions recommended in the transportation procedural manual shall be adhered to by the school*

Modified procedural manual language in b). New conditions prohibit any U-turns in the neighborhood, rather than at particular spots; Add requirement for staff to direct exiting vehicles to turn right (not left) if the exit queue begins to cause a back up; Encourage carpooling.

Reduced trip generation goal in c) to 122 total trips in the AM peak and 97 total trips in the PM peak.
- #17 / 18 *Specified that landscape plan and tree survey shall be coordinated with HRVCA and returned to PC for review and approval*

- #22 *Limits exterior lighting to 10 feet in height; provides lighting plan to HRVCA for review*
- #23 *Limits permanent signage, limits temporary signage to once a year, provides signage plan to HRVCA for review. The cited ordinance provision limits the use to that allowed for an SE use in a residential zone in a residential structure (as opposed to a non-residential structure, as would otherwise be allowed) which is only one sign (building or ground mounted, not both) with a maximum size of six square feet.*
- #24 *Provides copy of SWM plan to HRVCA for review*
- #25 *Limits hours of use on playground*
- #26 *Prohibits new windows on the north face of the building*
- #27 *Trash in enclosed containers. To address rodent concern*
- #28 *Limit outdoor maintenance. 9 am to 8 pm M-F, 10 am to 2 pm Sat*
- #29 – 32 *Limitations on construction. Require school to notify neighborhood of construction schedule and coordinate schedule with Beech Tree Elementary. Prohibit construction on Sundays and federal holidays, limit Saturday construction unless needed to keep on schedule. Include language relating to keeping vehicles and workers on site and good site maintenance.*

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The revised conditions do not have a substantial impact on the application or change staff's recommendation.

Recommendations

Staff recommends approval of SE 2007-MA-028 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the barrier location requirement to allow barrier to be located on the property line (outside transitional screening)

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

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

ATTACHMENTS

1. Proposed Development Conditions

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-MA-028

~~March 26~~ April 23, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-MA-028, located at 3433 Rose Lane, Tax Map 60-2 ((32)) 1 and 60-2 ((38)) A1, for a private school of general education, nursery school and child care center, pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

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 (~~Drive-In Bank~~), 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 "Valleybrook Montessori" prepared by Burgess & Niple, and dated August 2007, as revised through ~~March 25~~ April 18, 2008, 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. A copy of these special exception conditions shall be posted in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation. A summary of the operational provisions of these conditions shall be provided to parents at the beginning of each school year.
- 4.5. Maximum daily enrollment (inclusive of the child care center and the nursery school/private school of general education) shall be limited to 90 children. Total enrollment shall be limited to 105 children. If improvements are phased, the maximum daily enrollment for Phase 1 shall be limited to 45 children, and total enrollment limited to 60 children. The children enrolled at the facility (year round) shall be limited to those aged 18 months through Kindergarten.
6. The maximum number of staff on site at any one time shall be limited to 13. If improvements are phased, the maximum number of staff on site at any one time in Phase 1 shall be limited to 10.

7. All parking, including for volunteers, shall be provided on-site, if parking cannot be accommodated on-site, shuttle service or carpooling shall be utilized.
- 5.8. Before and after school care shall be limited to students enrolled in the school (the Valleybrook Campus only) and children of staff members of the Valleybrook Campus. Any children of staff members enrolled in before or after school care but not enrolled in the school shall count towards the maximum daily enrollment limits. No more than 50 children shall be enrolled in the afternoon extended care program.
9. Regular hours of operation, including before and after school care, shall be limited to 7 am to 6 pm, Monday through Friday, ~~year-round~~ and shall follow the Fairfax County public school "Standard School Year Calendar" (not the year round or modified calendar). Weekend and weeknight events may be held only in accordance with the limitations of the conditions of this special exception.
10. A separate summer session shall be limited to eight weeks duration, with hours limited to 7 am to 6 pm; no weekend or weeknight events shall be held during the summer session. The maximum daily enrollment during the summer session shall be limited to 65 children. Weekend and weeknight events may be held only in accordance with the following conditions.
- 7.11. Classes shall start at least 30 minutes before or at least 10 minutes after the starting bell at Beech Tree Elementary. Classes shall be dismissed at least 15 minutes before or thirty minutes after the dismissal bell at Beech Tree Elementary. This shall not apply to before and after school child care. On snow days, when Fairfax County schools are delayed by two hours, the school shall delay opening by at least one hour.
12. a) Typical activities associated with a school such as parent/teacher conferences and assemblies shall be conducted during the hours of operation. Participants in these activities must park on-site or utilize shuttle or carpool services.
- b) Typical activities associated with a school held outside hours of operation, such as parent work days, parent education, and new parent orientation (not including indoor school meetings of 15 persons or less) may be held on weeknights or on Saturdays. These events shall be limited to a maximum of 14 during the year, and not more than three per month, and all participants must park on-site or utilize shuttle or carpool services. All events occurring on weeknights shall conclude by 9 pm. All events occurring on Saturday shall commence no earlier than 9 am and conclude by 4 pm. There shall be no school activities (to which parents and/or students) are invited on Sundays.
- c) Indoor school meetings of 15 persons or less may be permitted outside of the hours of operation, but shall be limited to three per month and shall not occur on Sundays. All participants of such meetings shall park on-site. Such

meetings shall conclude by 9 pm on weeknights and shall be limited to 9 am to 4 pm on Saturdays.

d) All large events with 50 or more persons shall be coordinated with Beech Tree Elementary School to minimize traffic impacts.

e) This condition shall not limit staff of this campus working at the facility outside of hours of operation; however, any such work shall be concluded by 9:30 pm on weeknights and 6 pm on weekends.

f) Custodial staff and emergency maintenance access shall be excluded from the restrictions in these development conditions. ~~a) Events to which more than 15 persons are invited (including but not limited to Back to School Night, parent breakfasts, family work days, assemblies, and picnics) shall be limited to a maximum of 21 per year, subject to the further limitations in Paragraph b) below. Such events may occur during school hours, on weekends, or on weeknights, but no more than 14 events may be held on weekends or weeknights. Any events held on weeknights shall conclude by 10 pm; any events held on weekends shall conclude by 6 pm.~~

~~b) Of these events permitted by Paragraph a) above, no more than seven (7) may be school-wide events, defined as events to which least 80% of the students enrolled at this campus and their families are invited. Of the seven school-wide events, no more than four may occur on weekends or weeknights. All school-wide events shall be coordinated with Beech Tree Elementary School to minimize traffic impacts.~~

~~c) This paragraph shall not limit school-related meetings of 15 or fewer persons, or staff working at the facility outside of school hours; however, any such meetings or work shall be concluded by 10 pm on weeknights and 6 pm on weekends.~~

9.13. The school facilities shall not be rented to or otherwise utilized by outside groups, but upon agreement with the Holmes Run Valley Citizen's Association (HRVCA), may be made available for neighborhood use.

10.14. An ~~a)~~ The school shall designate an individual to serve as the on-site community liaison ~~shall be designated as~~ a point of contact for the neighborhood citizens. The name, telephone number and e-mail address of this liaison shall be provided to the Mason District Supervisor's office, the principal of Beech Tree Elementary School and the President of ~~the Holmes Run Valley Citizen's Association~~ HRVCA at least 30 days prior to the beginning of the first school year after approval of this application, and thereafter any time the coordinator changes.

b) An annual calendar of events, as permitted by condition #12b, shall be coordinated with HRVCA, and shall be provided to the principal of Beech Tree

Elementary School and the President of HRVCA at least 30 days prior to the beginning of each school year after approval of this application, and upon any change to the calendar of events.

c) The school's liaison shall report the expected enrollment to the HRVCA prior to the beginning of each school year and each summer session, and shall report the actual enrollment one month after the beginning of each school year and two weeks after the beginning of the summer session.

~~10. An annual calendar of events shall be provided to the principal of Beech Tree Elementary School and the President of the Holmes Run Valley Citizen's Association at least 30 days prior to the beginning of each school year after approval of this application.~~

12.15. A Transportation Management Plan (TMP) shall be developed and implemented in order to minimize the number of vehicular trips generated by the school during the weekday morning and afternoon peak hours. For the purposes of this condition, morning and afternoon peak hours are considered the peak hours of the use, not the peak hours of traffic on the surrounding street network. The TMP shall include the following components:

a) TMP Coordinator: Designation of an individual or school committee to develop, implement and monitor the plan and serve as a liaison with the, Beech Tree Elementary School and the ~~Holmes Run Valley Citizens' Association~~HRVCA. Written notice of and contact information for the designated TMP Coordinator shall be provided to principal of Beech Tree Elementary School, the ~~HRVCA~~Holmes Run Valley Citizens' Association, the Fairfax County Department of Transportation (FCDOT) and the Mason District Supervisor's Office at least 30 days prior to the beginning of the first school year after approval of this application, and thereafter any time the coordinator changes.

~~b)TMP Trip Reduction Objectives:~~ The goal of the TMP is to limit vehicular trips associated with the school to no more than 165 total trips (inbound and outbound) in the morning peak hour and 165 total trips (inbound and outbound) in the afternoon peak hour.

e)b) Procedure Manual: All parents shall receive written information in the form of a Procedure Manual prior to the commencement of the each school year ~~in September~~ that clearly establishes driving transportation procedures, which shall be implemented, as well as restrictions on vehicle maneuvers when driving to or from the school. ~~Zip code rosters shall be available to all families to facilitate carpool arrangements.~~ This information shall also be reviewed verbally with parents at Back to School Night. A copy of the Procedural Manual shall be provided to the ~~HRVCA~~Holmes Run Valley Citizens' Association, FCDOT and the Mason District

Supervisor's Office. The Procedural Manual shall include, but not be limited to, the following transportation procedures information:

- i. Driving Restrictions: At any time when driving to or from school property, drivers shall not make U-turns ~~at the intersection of Wheatley Court and Rose Lane in the neighborhood~~; shall not block neighborhood driveways or intersections; and shall not turn around in neighborhood driveways.
- ii. Drop-off and Pick-up Times: Drop-off and pick-up times shall be defined in conformance with a daily schedule of classes.
- iii. Drop-off and Pick-up Procedures: During regularly scheduled arrival and dismissal periods, in order to maximize the stacking capacity of the driveway when one lane of the driveway is full and avoid vehicular queuing on Valleybrook Drive, additional vehicles shall form a double line in the driveway; and staff and/or volunteers shall supervise unloading and loading of children. All drop-off and pick-up of children (including before and after school care) shall be done on-site. Staff shall be designated to instruct vehicles exiting the site to exit to the right if the exit queue is interfering with the drop-off area.
- iv. Carpooling: Carpooling shall be encouraged as a mechanism to minimize daily vehicular trips to the site. Zip code rosters shall be available to all families to facilitate carpool arrangements.

c) Trip Reduction

- i. Objectives: The Trip Reduction goal is to limit vehicular trips associated with the school to no more than 122 total trips (inbound and outbound) in the morning peak hour and 97 total trips (inbound and outbound) in the afternoon peak hour.
- ii. Monitoring: Beginning the first school year after in which enrollment reaches 76 students, and continuing in conformance with this condition, analysis of traffic generated by the site shall be conducted. The scope of this analysis shall be coordinated with and approved by FCDOT, and shall include provisions that staff and parents are not notified of days on which counts will be taken. Copies of the analysis shall be submitted to FCDOT and the Mason District Supervisor's office within 30 days of completion of traffic counts.

The trip reduction goal is met if the observed average trip generation in the morning peak hour and the afternoon peak hour is less than or equal to 465 total trips in each period that listed in this condition. If the data shows conformance with the goal, as determined by FCDOT, retesting

shall not be required for a five year period, unless requested by FCDOT. If the trip reduction goal is not met for any study period, the applicant shall identify additional measures to reduce peak hour traffic and implement those measures. Retesting shall be required the next school year, and continued until the goal is met, as determined by FCDOT, at which point retesting shall not be required for a five year period. If the goal is not met for any two consecutive years, the school shall, in coordination with FCDOT, identify additional measures to reduce trip generation and implement those measures. These may include, but shall not be limited to, a reduction in student enrollment the following school year or mandatory shuttling of students. These additional measures may be discontinued only if the trip reduction goal is met in a follow-up study, as determined by FCDOT.

13.16. All truck deliveries to the school and trash removal shall be scheduled to occur during school hours but outside of the designated drop-off and pick up times for children.

14.17. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number, sizes and locations of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed. The landscape plan shall include, at a minimum, one new tree with a minimum caliper of two inches and two evergreen shrubs for each existing tree removed. The landscape plan shall be coordinated with HRVCA and submitted to the Planning Commission for review and approval prior to submission to DPWES.

15.18. At the time of site plan submission, a tree survey shall be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat to be preserved, as well as all on and off-site trees, living or dead with trunks 6 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by the Urban Forest Management Division. This tree survey shall be prepared by a Certified Arborist with experience in the preparation of tree preservation plans, and shall be coordinated with HRVCA and submitted to the Planning Commission for review and approval prior to submission to DPWES.

16.19. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SE Plat to be preserved. If any of these trees is found to be dead, dying,

diseased, or hazardous (as determined by UFM) at or prior to, the final release of the project bond, and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:

- a) providing for the removal of the above ground portions of trees;
- b) restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM); and
- c) provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.

17.20. The applicant shall: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following limitations:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- 14 gauge welded wire tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.

- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

18.21. A professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading as shown on the SEA Plat for the entire site. These trees and their value shall be identified on the landscape plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age and size of these trees and shall be determined according to the methods contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by Urban Forest Management, DPWES.

At the time of site plan approval, the Applicant shall post a cash bond or letter of credit payable to the County of Fairfax to ensure replacement of the designated trees that die or are dying due to normal construction activities permitted on the approved plan. Any trees shown to be preserved on the Tree Preservation Plan that die or are dying due to construction activities NOT permitted on the approved plan shall be replaced with trees of equivalent species and size and the bond monies for said trees shall not be refunded. The terms of the letter of credit shall be subject to approval by the County Attorney. The total amount of the cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by Urban Forest Management, DPWES, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with Urban Forest Management, DPWES, and the developer's certified arborist. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM and the Conservation Agreement.

Any funds remaining in the letter of credit or cash bond will be released two years from the date of release of the project's conservation escrow, or sooner, if approved by Urban Forest Management, DPWES.

19.22. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Any exterior lighting shall be a maximum of

- 10 feet in height, as measured from the ground to the top of the fixture. A copy of the lighting plan shall be provided to HRVCA for review prior to submission of the site plan.
23. All signage on the property shall be in conformance with Paragraph 2M of Section 12-208 of the Zoning Ordinance. Temporary signage shall not be posted except for notification of an open house not more than once a year for no more than one week. A copy of the signage plan shall be provided to HRVCA for review prior to submission of the sign permit.
- ~~20-24.~~ Stormwater management and water quality facilities shall be provided as deemed necessary by DPWES (in conformance with the SE Plat, to include a "green roof" as shown on a portion of the roof and pervious pavers or similar material as shown in the parking spaces, as deemed necessary by DPWES. shall be provided A copy of the SWM plan shall be shall be provided to HRVCA for review prior to submission of the site plan.
- ~~24-25.~~ A maximum of 62 children may utilize the playground area in the rear of the building at any one time. The playground shall not be utilized before 9 am or after 5 pm (year round).
26. No new windows shall be constructed on the north side of the second floor in either phase of the development.
27. All trash shall be kept in an enclosed containers.
28. Routine outdoor contractor maintenance such as lawn mowing and yard cleanup shall be limited to 9 am to 8 pm Monday through Friday and 10 am to 2 pm on Saturday.
29. During Phase II construction, the School shall present to HRVCA a schedule for proposed construction prior to initiation. It shall include expected start and completion dates. The School shall keep HRVCA informed of construction delays.
30. Construction scheduling shall be coordinated with Beech Tree Elementary School to minimize overlap with the major construction planned for the elementary school.
31. Construction shall be limited to the hours designated by Fairfax County regulations, Monday through Friday, with the exception that no construction shall occur on federal holidays. Saturday construction may be permitted, in accordance with Fairfax County regulations, if necessary to keep construction on schedule. To the extent feasible, all construction vehicles shall remain onsite, and construction workers shall not park or loiter on surrounding streets or properties. All construction trash and debris shall be kept in appropriate containers and removed periodically to maintain site appearance.

32. A listing of School and contractor contact persons with telephone numbers shall be provided to HRVCA for emergency contact at any time. This information shall be provided to HRVCA and adjacent property owners.

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, at a minimum, 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.