SPECIAL EXCEPTION PLAT

VALLEYBROOK MONTESSORI

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

AUGUST, 2007
REVISED JANUARY 2008
REVISED FEBRUARY 2008
REVISED MARCH 07, 2008
REVISED MARCH 25, 2008
REVISED MARCH 31, 2008
REVISED APRIL 18, 2008

ZONING REQUIREMENTS R-2 DISTRICT:

MINIMUM LOT SIZE: 15,000 SQ.FT.

MINIMUM LOT WIDTH: 100 FEET

MAXIMUM BUILDING HEIGHT: 60 FEET

MINIMUM YARD REQUIREMENTS:

FRONT: 45° ANGLE OF BULK PLANE, NOT LESS THAN 35 FEET

SIDE: 40° ANGLE OF BULK PLANE, NOT LESS THAN 15 FEET

REAR: 40° ANGLE OF BULK PLANE, NOT LESS THAN 25 FEET

OPEN SPACE: NO REQUIREMENT

MAXIMUM FLOOR AREA RATIO: 0.20

TABULATION:

SITE AREA:

LOT 1, SECTION 1, TAYNTON'S ADDITION TO VALLEYBROOK:	1.16 ACRES
OUTLOT "A", SECTION 3, BEECH TREE MANOR:	0.01 ACRE
TOTAL:	1.17 ACRES

BUILDING AREA:

EXISTING BLDG (TO REMAIN):	3,946 G.S.F.
PHASE II PROPOSED ADDITION:	4,254 G.S.F.
TOTAL:	8,200 G.S.F.
PROPOSED GREEN ROOF:	±522SF

OPEN SPACE AREA

REQUIRED:	NO REQUIREMENT
PROVIDED:	30,570 (60%)

FLOOR AREA RATIO:

EXISTING	0.08
PROPOSED	0.16

PARKING COMPUTATIONS:

PHASE I

PARKING REQUIRED:

FACULTY/STAFF:	
10 POSITIONS @ 1 SPACE/EA.:	10 SPACES
VISITOR:	4 SPACES
TOTAL PARKING REQUIRED:	14 SPACES (INCLUDING 1 HC SPACE)

PARKING PROVIDED:

FACULTY/STAFF:	10 SPACES
PARENT VOLUNTEER:	1 SPACE
VISITOR:	5 SPACES
TOTAL PARKING PROVIDED:	16 SPACES (INCLUDING 1 HC SPACE AND 2 TANDEM SPACES)

PHASE II

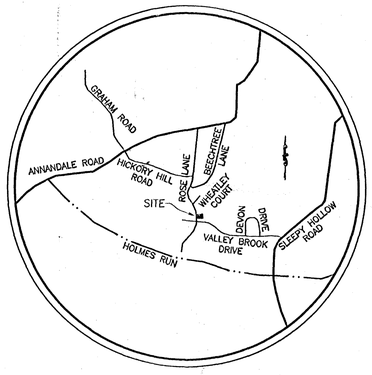
PARKING REQUIRED:

FACULTY/STAFF:	
13 POSITIONS @ 1 SPACE/EA. :	13 SPACES
VISITOR:	4 SPACES
TOTAL PARKING REQUIRED:	17 SPACES (INCLUDING 1 HC SPACE)

PARKING PROVIDED:

FACULTY/STAFF/PARENT VOLUNTEERS:	13 SPACES
PARENT VOLUNTEERS:	2 SPACES
VISITOR:	7 SPACES
TOTAL PARKING PROVIDED:	22 SPACES (INCLUDING 1 HC SPACE AND 5 TANDEM SPACES)

LOADING SPACES REQUIRED:	1 LOADING SPACE
LOADING SPACES PROVIDED:	1 LOADING SPACE



VICINITY MAP
SCALE: 1" = 2000 FT

PROJECT NARRATIVE:

THIS SPECIAL EXCEPTION PLAT IS BEING SUBMITTED FOR THE EXPANSION OF THE EXISTING VALLEYBROOK MONTESSORI SCHOOL LOCATED IN MASON DISTRICT, VIRGINIA. THE PROPOSED EXPANSION WILL BE CONSTRUCTED IN TWO PHASES.

PHASE 1:

THERE ARE NO MAJOR SITE CHANGES PROPOSED IN PHASE 1. MINOR SITE CHANGES INCLUDE THE ADDITION OF TWO STORAGE SHEDS AND A SMALL SECTION OF FENCE RELOCATED TO ALLOW ACCESS TO THE SHEDS. NUMBER OF STAFF WILL BE 10. BMP/SWM WILL NOT BE REQUIRED SINCE THERE IS NO INCREASE IN IMPERVIOUS AREA PROPOSED WITH THIS PHASE OF THE DEVELOPMENT. THE EXISTING SIGN ADJACENT TO THE ROSE LANE ROAD WILL BE REPLACED WITH A NEW SIGN AT THE SAME LOCATION. EXISTING BUS PARKING AREA WILL BE UTILIZED AS STACKED PARKING SPACES.

PHASE 2:

PHASE 2 WILL INCLUDE THE ENTIRE BUILDING ADDITION AND PARKING LOT ALTERATIONS AS SHOWN ON THE PHASE II PLAT (CONSTRUCTION MAY BE PHASED). THE STUDENT NUMBER IS INCREASED TO 90, AND NUMBER OF STAFF IS INCREASED TO 13. BMP WILL BE PROVIDED BY A COMBINATION OF GREEN ROOF (APPROXIMATE LOCATION SHOWN ON THE PLAT), PERVIOUS PAVEMENT (APPROXIMATE LOCATION SHOWN ON THE PLAT) AND DEDICATED OPEN SPACE AREAS. WITH THE INTRODUCTION OF THE GREEN ROOF ON THE EXPANDED PORTION OF THE BUILDING AND THE POROUS PAVEMENT ON THE PARKING LOT, THE NET INCREASE IN STORM RUNOFF RATE IS NEGLIGIBLE. A SWM WAIVER WILL BE SUBMITTED IN CONJUNCTION WITH THE MINOR SITE PLAN OR SITE PLAN APPLICATION FOR THIS PHASE OF THE DEVELOPMENT. IF FOR ANY REASON THE SWM WAIVER IS DENIED, SWM WILL BE PROVIDED BY UTILIZING THE STONE SUBGRADE UNDER THE POROUS PAVEMENT FOR DETENTION AND/OR BY AN UNDERGROUND STRUCTURE.

NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 060-2 ((32)) 1, ZONED R-2 AND 060-2 ((38)) A1, ZONED R-2.
2. EXISTING USE: NURSERY SCHOOL/PRE-SCHOOL/CHILD CARE (SP 78-M-048)
3. PROPOSED USE:
   PRIVATE SCHOOL OF GENERAL EDUCATION, NURSERY SCHOOL, AND CHILD CARE CENTER
4. TITLE OWNER: CHARLES H. FLYNN, TRUSTEE AND MONICA R. FLYNN, TRUSTEE OF THE FLYNN FAMILY TRUST 04 JANUARY, 2001
   DEED BOOK 11669, PAGE 175
   8701 WILLOWMERE DRIVE
   VIENNA, VIRGINIA 22180
5. APPLICANT/CONTRACT PURCHASER: MONTESSORI SCHOOL OF NORTHERN VIRGINIA
   6820 PACIFIC LANE
   ANNANDALE, VIRGINIA 22003
6. EXISTING FEATURES SHOWN HEREIN PER FIELD RUN TOPOGRAPHIC SURVEY BY THIS FIRM, DATED JULY 10, 2007. CONTOUR INTERVAL IS 2 FEET.
7. THE EXISTING BUILDING WAS CONSTRUCTED IN 1957 AND THE BUILDING IS PROPOSED TO REMAIN.
8. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY.
9. THERE ARE NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THIS PROPERTY. THE ENTIRE PROPERTY IS IN A RESOURCE MANAGEMENT AREA.
10. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
11. THERE ARE NO KNOWN UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING, GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE.
13. APPLICANT HEREBY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AS APPLIED TO THE NORTHERN AND WESTERN BOUNDARIES TO PERMIT A WIDTH OF LESS THAN 25 FEET. APPLICANT ALSO REQUESTS THAT THE EXISTING VEGETATION ON THE EAST AND SOUTH SIDES OF THE PROPERTY BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THOSE PROPERTY LINES. (SEE SHEET 3)
14. PROPOSED SIGNAGE SHALL CONFORM TO ARTICAL 12-208 OF THE ZONING ORDINACE.

Application No SE-2007-MA-028 Staff T.Strunk

APPROVED (SE) SP PLAN
SEE DEV CONDS DATED May 30, 2008
Date of (BOS) (BZA) Approval June 2, 2008

SHEET INDEX

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1. COVER SHEET
2. EXISTING CONDITIONS/VEGETATION MAP AND PHASE I SPECIAL EXCEPTION
3. SPECIAL EXCEPTION PLAT – PHASE II AND III
4. SPECIAL EXCEPTION NOTES AND DETAILS
5. STORM WATER INFORMATION

RECEIVED
Department of Planning & Zoning
APR 18 2008
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
PROFESSIONAL ENGINEER
10/9/05

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

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

SECTION FOUR
BEACH TREE MANOR
DB 3001, PG 469

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

VA STATE GRID NORTH (NAD 83)

OWNER:
JACQUELINE A. ZEIHER
DB 7726, PG 1474
T.M.#60-2 ((30)) 25
ZONE: R-2
USE: RESIDENTIAL

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

EX 10' SAN. SEW. ESMT.
DB 2857, PG 319

SECTION THREE
BEACH TREE MANOR
DB 2857, PG 319

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

EX 10' DRAINAGE ESMT
DB 1651, PG 264

VALLEYBROOK
DB 659, PG 24

VALLEY BROOK DRIVE
60' WIDE

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

408'± OF EXISTING 6' CHAINLINK FENCE

S06°44'35"E 225.00'

225.00'

DB 1651, PG 264

LOT 1
AREA=50,625 SF

EX. MIXED HARDWOODS 12,635 SF±

EXISTING PLAY EQUIPMENT AREA

EXISTING PLAY EQUIPMENT AREA

EXISTING PLAY EQUIPMENT AREA

EXISTING PLAYGROUND

EXISTING ASPHALT COURT

CONCRETE WALK

LANDSCAPE AREA

#3433 ROSE LANE
SPLIT LEVEL
CINDER BLOCK BUILDING
HEIGHT=13'±

STEPS

HEIGHT=22'±

WALL

WHEEL STOPS (TYP.)

EX. TREES
900 S.F.±

ASPHALT DRIVEWAY

CONCRETE WALK

EX. MIXED HARDWOODS
644 S.F.±

N83°05'35"E
13.17'

R=600.00' A=125.92'

CONCRETE APRON

CONCRETE SIDEWALK

EX. SIGN TO BE REPLACED IN SAME LOCATION

SIGN

144'± OF EXISTING WOOD STOCKADE FENCE

114'± OF EXISTING 4' CHAINLINK FENCE

OPEN FIELD/LAWN

35' BRL

HARDWOODS 2,521 S.F.±

EX. TREE TO REMAIN

EX. ASPHALT TRENCH

N00°54'25"W 100.00'

ROSE LANE RTE 2468
(60' WIDE)

OUTLOT A
AREA=546.12 SF

TRV #101
EL=260.79
PIPE W/ CAP

TRV #100
EL=257.98
PIPE W/ CAP

48"x76" OVAL RCP 193.87'

48"x76" OVAL RCP

58.23'

60" RCP 125.35'

25 0 25 50 75
SCALE: 1" = 25'

STORM AS-BUILT

1. DROP INLET
TOP=257.94
21" INV. OUT=254.16

2. DROP INLET
TOP=257.87
21" INV. IN=253.72
54" INV. IN=250.89
48"x76" INV. OUT=250.73

3. DROP INLET
TOP=256.35
48"x76" INV. IN=249.77
48"x76" INV. OUT=249.48

4. DROP INLET
TOP=255.38
48"x76" INV. IN=248.77
15" INV. IN=253.41
60" INV. OUT=247.13

5. DROP INLET
TOP=254.01
60" INV. IN=246.65
60" INV. OUT=244.34

6. DROP INLET
TOP=247.53
60" INV. IN=239.76
60" INV. OUT=239.50

7. DROP INLET
TOP=240.77
60" INV. IN=233.78
60" INV. OUT=233.51

VEGETATION MAP SUMMARY

SITE AREA: 1.17 AC
EX. BLDG AND PARKING: 0.23 AC
EX. ASPHALT PLAY COURT: 0.04 AC
EX. PLAYGROUNDS/OPEN FIELD: 0.56 AC
EX. TREES: 0.37 AC (16,300 SF±)

EXISTING TREES CONSIST OF MIXED HARDWOOD AND EVERGREEN TREES.

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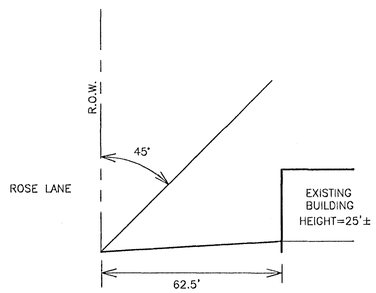
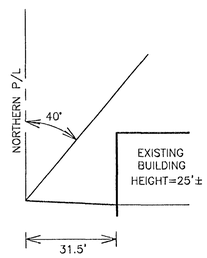
SYMBOL LEGEND

○	IRON PIPE FOUND
△	TRAVERSE
⊸	SIGN
	UTILITY POLE
	GUYWIRE
○	STORM MANHOLE
	WATER METER
	REMOVE TREE AT TIME OF PHASE II CONSTRUCTION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	600.00	12°01'29"	125.92	63.19	125.69	N12°55'10"W





EXISTING ANGLE OF BULK PLANE DIAGRAMS

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

DATE	REVISIONS
03-25-08	COUNTY SUBMISSION
03-31-08	COUNTY SUBMISSION
04-18-08	COUNTY SUBMISSION

EXISTING CONDITIONS / VEGETATION MAP
AND PHASE I OF SPECIAL EXCEPTION

VALLEYBROOK MONTESSORI

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
PROFESSIONAL ENGINEER
10/13/08

DATE: AUGUST 2007	
SCALE: 1" = 25'	
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FILE NO.: C-4674	

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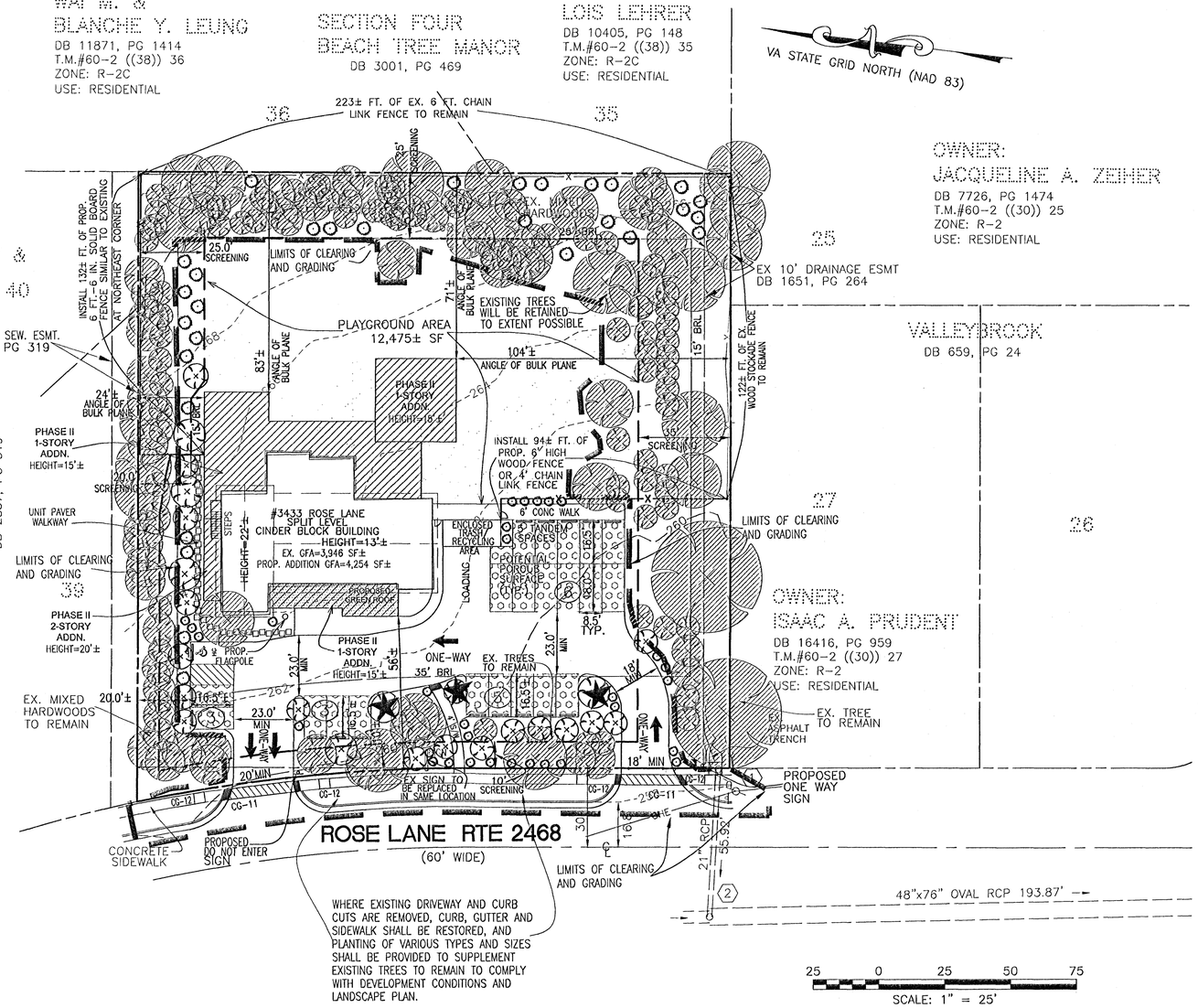

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	600.00	12°01'29"	125.92	63.19	125.69	N12°55'10"W

SYMBOL LEGEND

o	IRON PIPE FOUND
△	TRAVERSE
-o-	SIGN
	UTILITY POLE
	GUYWIRE
	STORM MANHOLE
	WATER METER

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- SHADE TREE
- EVERGREEN TREE/ SHRUB (LOW SCREENING)
- SHRUBS
- CREDITED DECIDUOUS SHADE TREE FOR INTERIOR PARKING LOT LANDSCAPING

APPROXIMATE PLAYGROUND AREA = 12,475 S.F.
PLAY TIME WILL BE SCHEDULED TO COMPLY WITH FAIRFAX COUNTY ZONING REGULATIONS

LANDSCAPE TABULATION

TREE COVER REQUIREMENT: 20% = 10,193 S.F.
EXISTING TREE CANOPY MAINTAINED = 19,400± S.F.

INTERIOR PARKING LOT LANDSCAPE REQUIREMENT: 5% = 510± S.F.
INTERIOR PARKING LOT LANDSCAPE PROVIDED: 600 S.F. MIN.

LANDSCAPE NOTES:

1. FOR EVERY ONE (1) TREE REMOVED SHALL BE REPLACED BY ONE (1) NEW TREE AND TWO (2) NEW EVERGREEN SHRUBS THAT WILL MATURE TO A MINIMUM OF FIVE (5) FEET HIGH. NEW PLANTS AS SHOWN ON PLAT ARE APPROXIMATE IN QUANTITY AND LOCATION. EXACT LOCATION OF NEW PLANTS WILL BE DETERMINED AFTER CONSTRUCTION. NEW VEGETATION WILL SUPPLEMENT EXISTING VEGETATION. ADDITIONAL PLANTING SHALL BE PROVIDED IN THE TRANSITIONAL SCREENING AND DEDICATED OPEN SPACE AREA AS NEEDED TO SUPPLEMENT EXISTING VEGETATION.

2. TREES ALIGNING WITH AND OUTSIDE THE LIMITS OF CLEARING AND GRADING WILL BE PRESERVED PER APPROVED DEVELOPMENT CONDITIONS, EXCEPT THOSE TREES THAT ARE DETERMINED TO BE DYING OR DISEASED BY URBAN FOREST MANAGEMENT PRIOR TO CONSTRUCTION.

3. ALL SCREENING AREAS TO BE LANDSCAPED PER APPROVED DEVELOPMENT CONDITIONS.

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DATE
04-18-08
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COUNTY SUBMISSION
REVISIONS

SPECIAL EXCEPTION PLAT
PHASE II
VALLEYBROOK MONTESSORI
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
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SHEET 3 OF 5	
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TRANSITIONAL SCREENING NARRATIVE:

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

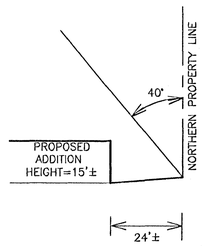
NORTH SIDE (LEFT)
THE EXISTING BUFFER CONSISTS OF A 8-10 FOOT PLANTED BUFFER WITH A 6 FOOT CHAIN LINK FENCE ALONG THE PROPERTY LINE. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS BEING REQUESTED TO ALLOW THIS EXISTING CONDITION TO REMAIN, WITH THE EXCEPTION OF REPLACING THE EXISTING CHAIN LINK FENCE WITH A 6 FOOT SOLID BOARD FENCE, BETWEEN THE REAR PROPERTY LINE AND THE FRONT BUILDING RESTRICTION LINE.

ADDITIONALLY, THE APPLICANT REQUESTS THE FOLLOWING DETERMINATIONS RELATIVE TO THE EAST, WEST AND SOUTH PROPERTY LINES.

EAST SIDE (REAR)
THE EXISTING BUFFER CONSISTS OF EXISTING MATURE HARDWOOD TREES AND AN EXISTING 6 FOOT CHAIN LINK FENCE ALONG THE PROPERTY LINE. A 25 FOOT WOODED BUFFER SHALL BE MAINTAINED. THE EXISTING CHAIN LINK FENCE WILL REMAIN. IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE. THE EXISTING SCREENING WILL BE SUPPLEMENTED WITH LOW SCREENING AS REQUIRED BY UFMD AND AS NOTED ON SHEET 3.

SOUTH SIDE (RIGHT)
EXISTING BUFFER CONSISTS OF EXISTING MATURE HARDWOOD TREES AND AN EXISTING STOCKADE FENCE. THIS FENCE SHALL REMAIN. SINCE THE 10-FOOT DRAINAGE EASEMENT CAN NOT BE COUNTED TOWARDS THE 25-FOOT TRANSITIONAL SCREENING YARD, A 35-FOOT BUFFER WILL BE PROVIDED ON THE SOUTHERN SIDE OF THE SITE. BUFFERING WILL BE REDUCED ALONG A PORTION OF THIS SIDE, TOWARD THE FRONT, FOR DRAINAGE REQUIREMENTS. IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE.

WEST SIDE (FRONT)
THE EXISTING SEPARATION BETWEEN THE PARKING AREA AT THE FRONT OF THE BUILDING AND THE FRONT PROPERTY LINE/PUBLIC STREET RIGHT-OF-WAY LINE HAS A VARIABLE WIDTH BETWEEN 10 TO 15 FEET. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THE SITE'S FRONTAGE ON ROSE LANE IS BEING REQUESTED TO ALLOW THE EXTENDED PARKING AREA TO BE A MINIMUM OF 10 FEET FROM THE RIGHT-OF-WAY LINE, WITH NO BARRIER REQUIRED



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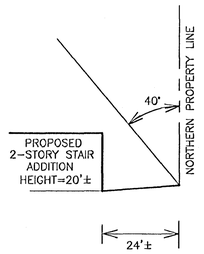

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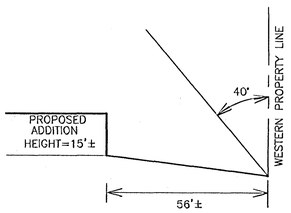

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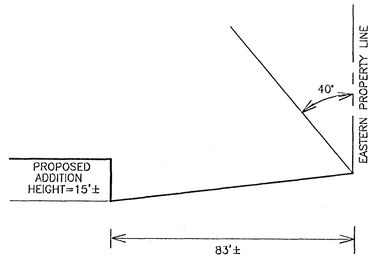
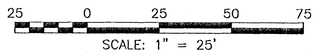
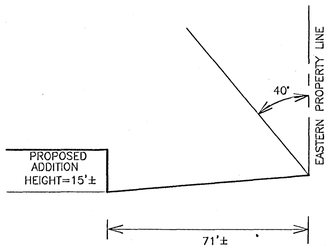


REAR

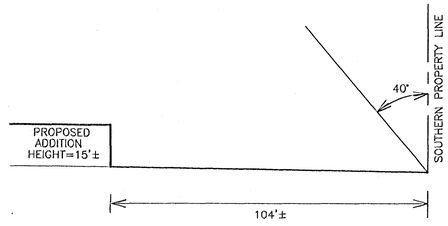
ANGLE OF BULK PLANE DIAGRAMS

(SEE SHEET 2 FOR EXISTING BUILDING BULK PLANE DIAGRAMS)





REAR



SIDE

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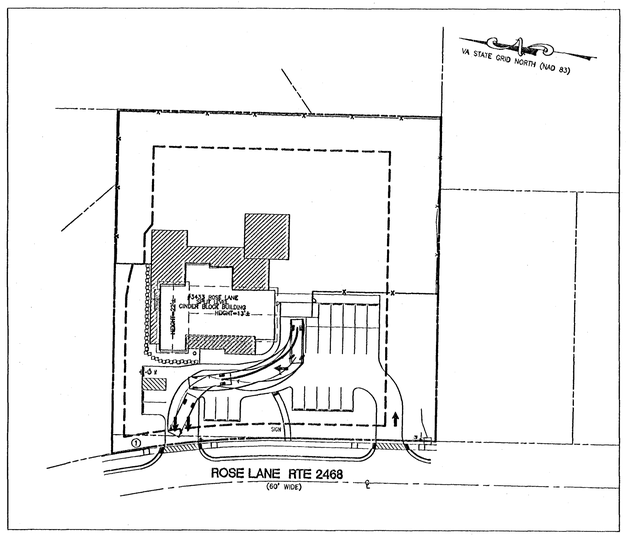
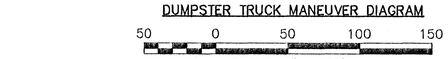


DUMPSTER TRUCK MANEUVER DIAGRAM



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BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
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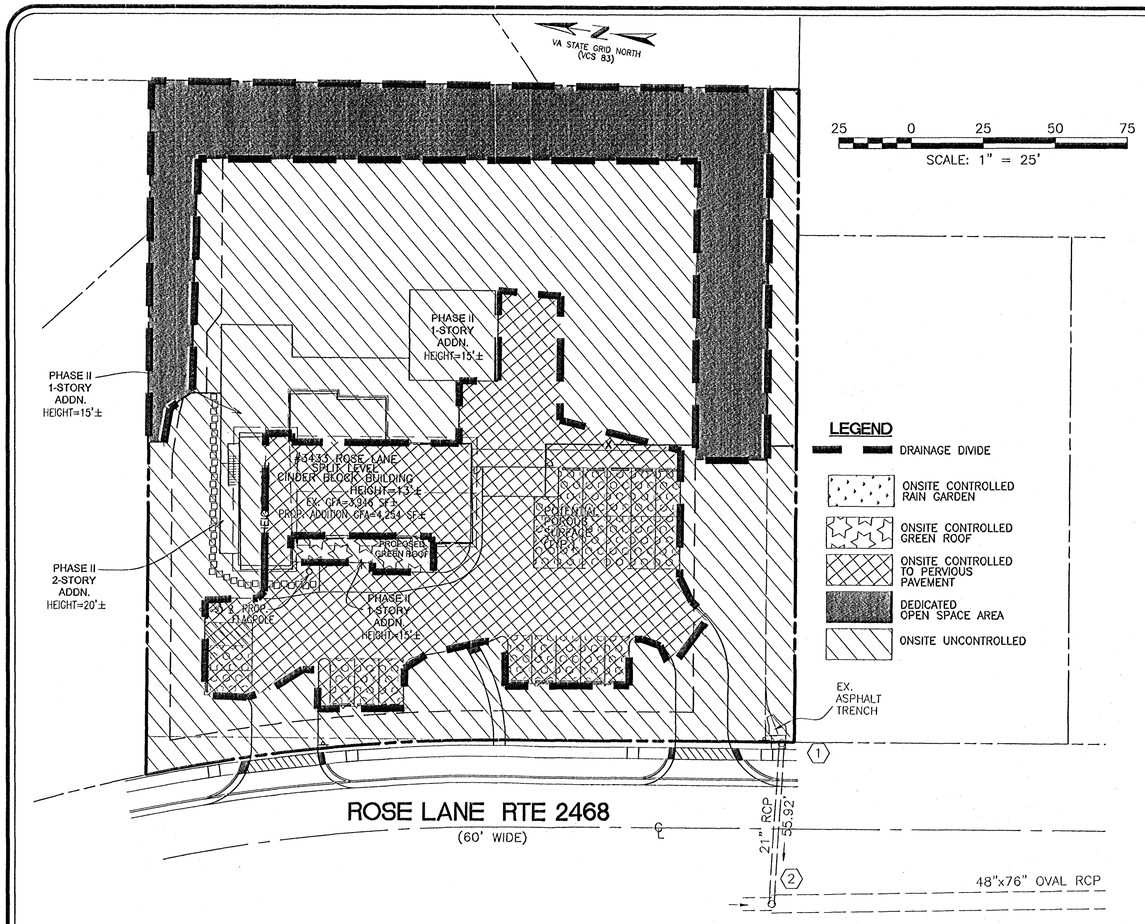
SPECIAL EXCEPTION NOTES AND DETAILS
VALLEYBROOK MONTESSORI

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
PROFESSIONAL ENGINEER
4/4/08

DATE: AUGUST 2007	
SCALE: AS NOTED	
DESIGN: DMT	DRAWN: MPC
CHECK: DMT	CHECK: DMT
JOB NO.:	
P.R. NO.: 44566	
SHEET 4 OF 5	
FILE NO.: C-4674	



BMP FACILITY DESIGN CALCULATIONS

Part 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCR.	C	AREA ACRES
(1) TO PERVIOUS PAVEMENT	0.87	0.31
(2) TO GREEN ROOF	0.35	0.01
(3) OPEN SPACE AREA	0.30	0.22
(4) UNCONTROLLED ONSITE	0.39	0.63
		1.17 SITE AREA

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

(A) SITE AREA	1.17 AC				
(B) SUBAREA DESIGNATION	C	X	ACRES		= PRODUCT
(1) TO PERVIOUS PAVEMENT	0.87		0.3		0.27
(2) TO GREEN ROOF	0.35		0.0		0.00
(3) OPEN SPACE AREA	0.30		0.2		0.07
(4) UNCONTROLLED ONSITE	0.39		0.6		0.25
		TOTAL=	1.2	TOTAL=	0.58
WEIGHTED AVERAGE "C" FACTOR FOR THE SITE=			0.58 / 1.17 =		0.50

Part 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

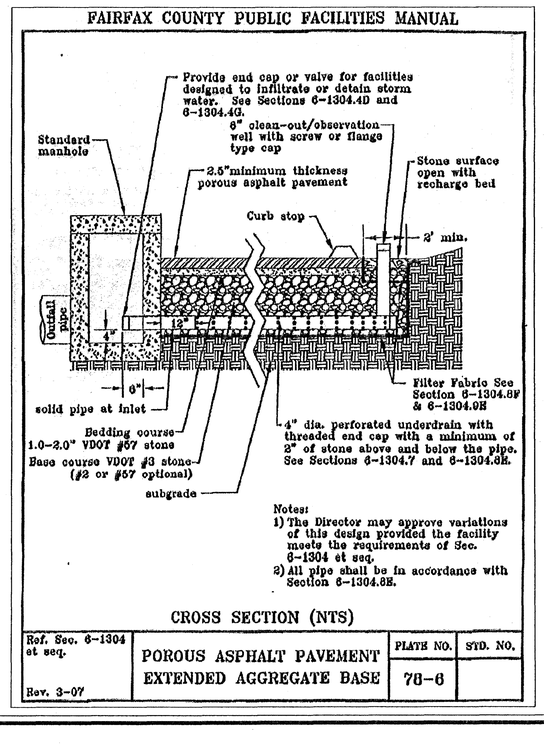
SUB-AREA	BMP TYPE	EFF.	OFF SITE	AREA RATIO	"C" FACTOR RATIO	PRO-DUCT
(1)	TO PERVIOUS PAVEMENT	50		0.31 / 1.2 = 0.26	0.87 / 0.50 = 1.74	22.62
(2)	TO GREEN ROOF	40		0.01 / 1.2 = 0.01	0.35 / 0.50 = 0.70	0.28
(3)	OPEN SPACE AREA	100		0.22 / 1.2 = 0.19	1.00	19.00
(4)	UNCONTROLLED ONSITE	0		0.63 / 1.2 = 0.54	0.39 / 0.50 = 0.78	0.00
				PRELIMINARY TOTAL SITE PHOSPHORUS REMOVAL =		41.9 +/-
				MINIMUM TO BE 40%		

Part 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

REQUIREMENT: 40% FOR THE ENTIRE SITE
PHASE I PHOSPHORUS REMOVAL= 41.9 % > 40.00 % (MINIMUM 40% TO BE PROVIDED)

POROUS PAVEMENT COMPUTATION

DRAINAGE AREA (DA) TO POROUS PAVEMENT =	0.31	ACRES +/-
WATER QUALITY VOLUME TREATED IN POROUS PAVEMENT	0.5	IN PER ACRE
WATER QUALITY VOLUME =	563	CF +/-
REQUIRED AREA OF THE POROUS ASPHALT PAVEMENT =	3,069	SF -/-
POROUS ASPHALT AREA PROVIDED=	3,078	SF +/-



PRELIMINARY BMP/SWM NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED BY A COMBINATION OF GREEN ROOF AND POROUS PAVEMENT AND DEDICATION OF OPEN SPACE (APPROXIMATE LOCATIONS SHOWN ON THE PLAT). ADDITIONAL PLANTING SHALL BE PROVIDED IN THE TRANSITIONAL SCREENING AND DEDICATED OPEN SPACE AREA AS NEEDED TO SUPPLEMENT EXISTING VEGETATION. THESE FACILITIES WILL FILTER THE RUNOFF TO IMPROVE WATER QUALITY AND MEET BMP REQUIREMENTS . SEE THIS SHEET FOR PRELIMINARY BMP MAP AND COMPUTATIONS.

GEOTECHNICAL REPORT WILL BE SUBMITTED WITH THE MINOR SITE PLAN OR FINAL SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT. IF INFILTRATION RATE FOR THE SOIL IS ADEQUATE, POROUS PAVEMENT WITH SOIL INFILTRATION WILL BE PROPOSED, OTHERWISE POROUS PAVEMENT WITH UNDERDRAINS WILL BE PROPOSED AND CONNECTED TO THE EXISTING STORM STRUCTURE #1. PERVIOUS PAVEMENT CROSS-SECTION IS SHOWN ON THIS SHEET. THE LOWEST ALLOWABLE ELEVATION OF THE POROUS PAVEMENT UNDERDRAIN AT THE SOUTH-WEST CORNER OF THE PARKING LOT IS 255.00. THE INVERT AT EXISTING STRUCTURE #1 IS 254.18. THEREFORE, THE DRAIN PIPE OF THE POROUS PAVEMENT CAN BE CONNECTED TO THE EXISTING STRUCTURE AT AN APPROXIMATE SLOPE OF 1%. FINAL FACILITY DESIGN ELEVATIONS WILL BE PROVIDED WITH THE MINOR SITE PLAN OR SITE PLAN.

WITH THE IMPLEMENTATION OF POROUS PAVEMENT AND GREEN ROOF, WE ANTICIPATE VERY MINIMAL OR NO INCREASE IN RUNOFF RESULTING FROM THIS DEVELOPMENT. THE EXISTING DOWNSTREAM STORM DRAINAGE SYSTEM (48" x 78" RCP PIPE) WAS DESIGNED TO HANDLE STORM RUNOFF FROM THE SUBJECT PROPERTY. SINCE THE RUNOFF RATE WILL BE MAINTAINED TO ALMOST PRE-DEVELOPMENT LEVELS, MINIMAL OR NO STORMWATER DETENTION IS REQUIRED. IF FOR ANY REASON THAT DETENTION WILL BE REQUIRED, THE STONE SUBGRADE FOR THE POROUS PAVEMENT MAY BE UTILIZE FOR DETENTION. IF ADDITIONAL DETENTION VOLUME IS NEEDED, AN UNDERGROUND STRUCTURE MAY BE INSTALLED.

PROPOSED BMP/SWM FACILITIES WILL BE MAINTAINED BY THE OWNER.

PRELIMINARY ADEQUATE OUTFALL NARRATIVE

RUNOFF FROM THE SUBJECT PROPERTY SHEET FLOWS TO AN EXISTING ASPHALT TRENCH LOCATED AT THE SOUTHWEST CORNER OF THE SITE WHERE IT IS COLLECTED BY AN EXISTING CLOSED STORM DRAINAGE SYSTEM AND CONVEYED TO HOLMES RUN.

ADEQUATE OUTFALL IS ANALYZED BASED ON OPTION 1 OF THE ADEQUATE OUTFALL SCENARIO LISTED IN THE "FAIRFAX COUNTY GUIDELINE TO STORMWATER OUTFALL ANALYSIS", WHICH STATES THAT THE EXTENT OF REVIEW ENDS "TO A POINT THAT IS AT LEAST 150 FEET (48 METERS) DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE". AT THE POINT OF CONNECTION TO THE EXISTING SYSTEM, THE TOTAL DRAINAGE AREA WITHIN THE SYSTEM IS MORE THAN 90% OF THE CONTRIBUTING AREA FROM OUR DEVELOPMENT.

DETAILED ADEQUATE OUTFALL ANALYSIS WILL BE PROVIDED WITH THE MINOR SITE PLAN OR FINAL SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT.

SPECIAL PERMIT
VALLEY BROOK MONTESSORI

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 3 & 4L)
FDP P Districts (except PRC) (16-502 1F & 1G)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & (14))
PRC Plan (16-303 1E & 1O)
Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.

[X] 3. Provide:

	Facility Name/ Type & No. (e.g. dry pond A, infiltration, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(A)	POROUS PVMT.	0.31 +/-	0.0	0.31 +/-	3,078 +/-	0	N/A
(B)	GREEN ROOF	0.01 +/-	0.0	0.01 +/-	522 +/-	0	N/A
	Totals	0.32 +/-	0.0	0.32 +/-	3,600 +/-	0	

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet s 2, 3, 4
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[ ] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

[ ] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4; NOTE ON SHEET 1

[ ] 11. A submission waiver is requested for N/A.

[ ] 12. Stormwater management is not required because N/A.

Application No SE-2007-MA-028 Staff F.Strunk

APPROVED (SE) SP PLAN
SEE DEV CONDS DATED May 30, 2008
Date of (BOS) (BZA) Approval June 2, 2008

Sheet 5 of 5

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH: (703) 631-9630 FAX (703) 631-6041

DATE	REVISIONS
04-18-08	COUNTY SUBMISSION
03-31-08	COUNTY SUBMISSION
03-25-08	COUNTY SUBMISSION

NOTES
VALLEYBROOK MONTESSORI
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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