APPLICATION ACCEPTED: June 19, 2008
PLANNING COMMISSION: January 15, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

December 23, 2008

STAFF REPORT

APPLICATION SEA 90-M-003-3

MASON DISTRICT

APPLICANT:	Montessori School of Northern Virginia, Inc.
ZONING:	R-2
PARCELS:	71-2 ((8)) A and 93B
ACREAGE:	3.23 acres
FAR:	0.12 *(at final phase)*
OPEN SPACE:	71%
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:	Amend SE 90-M-003, currently approved for a Private School of General Education, Nursery School and Child Care Center with a combined maximum daily enrollment of 135 students (ages 2-9 years), to permit the addition of land area, site modifications, and modifications to development conditions. The applicant proposes to increase the maximum daily enrollment to 179 students, and expand the age range of students to allow 18 months through 8th grade

Tracy Strunk

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 RECOMMENDATIONS:

Staff recommends approval of SEA 90-M-003-3 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements in favor of that shown on the SEA Plat, as conditioned.

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.

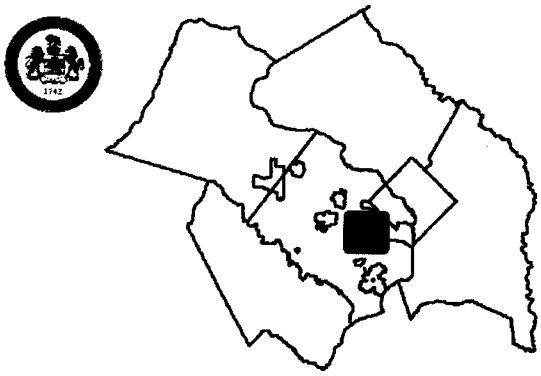
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

TDS\\N:\Montessori Hillbrook SEA 90-M-003-3\SEA 90-M-003-3.doc

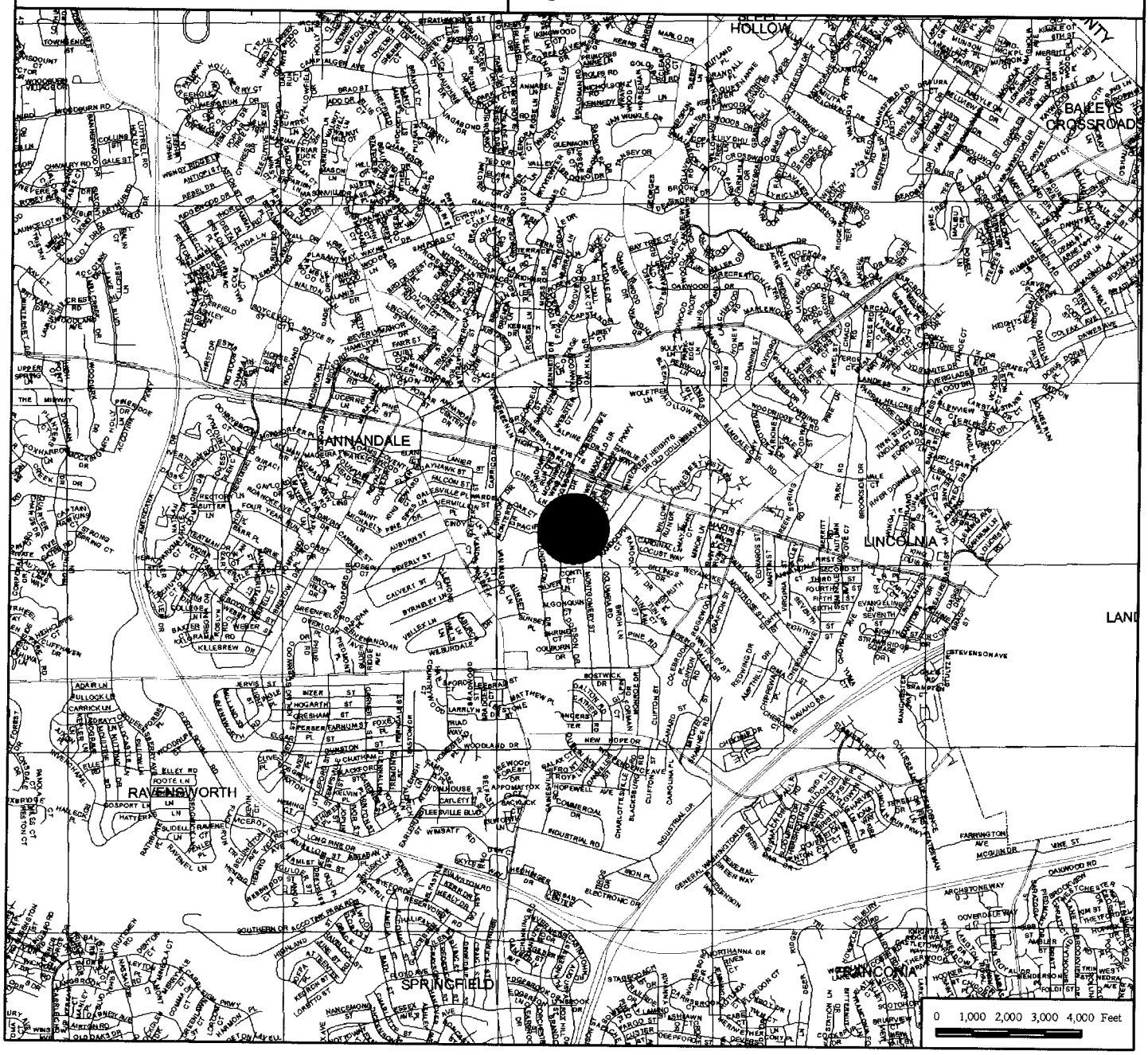
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 90-M -003-03

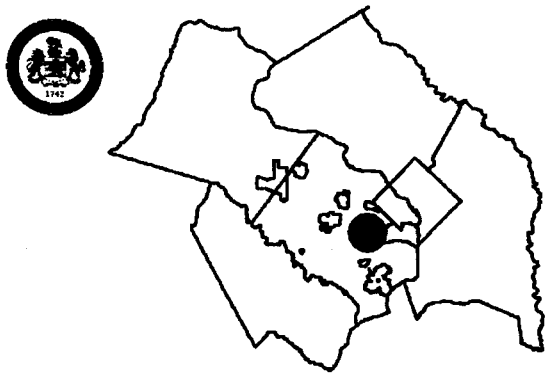


Applicant:	MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC.
Accepted:	06/19/2008
Proposed:	TO AMEND SE 90-M-003 PREVIOUSLY APPROVED FOR A PRIVATE SCHOOL OF GENERAL EDUCATION, NURSERY SCHOOL AND CHILD CARE CENTER TO PERMIT AN INCREASE IN ENROLLMENT IN STUDENTS FROM 135 TO A MAXIMUM OF 179, ADDITION OF LAND AREA, BUILDING ADDITIONS AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS
Area:	3.23 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	03-020403-020403-0204
Art 9 Group and Use:	3-10 3-10 3-11
Located:	6820 PACIFIC LANE
Zoning:	R- 2
Plan Area:	1,
Overlay Dist:	
Map Ref Num:	071-2- /08/ / A /08/ /0093B



Special Exception Amendment

SEA 90-M -003-03



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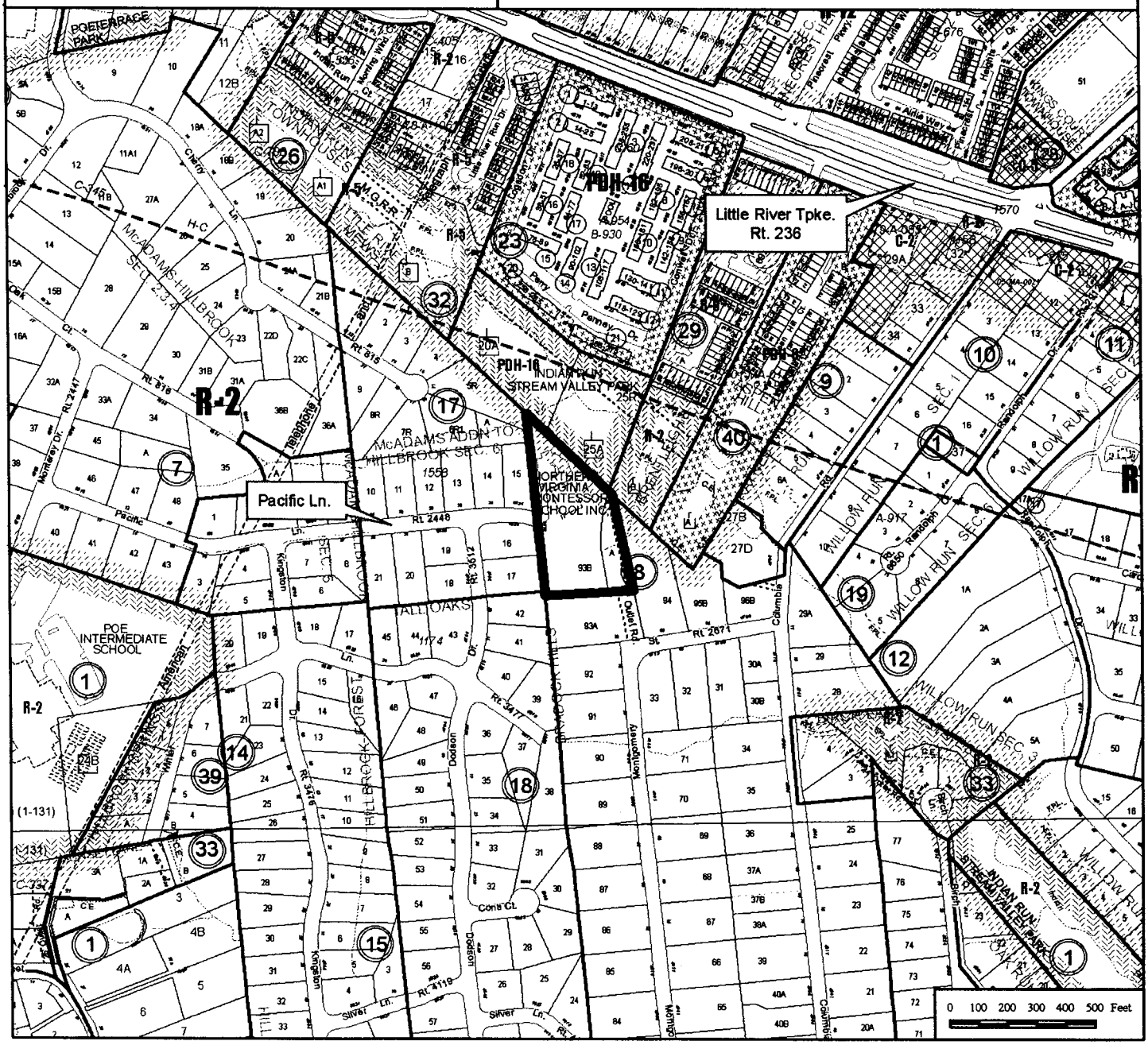


SPECIAL EXCEPTION PLAT
MSNV HILLBROOK
SEA 90-M-003-3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOVEMBER, 2007
REVISED JUNE, 2008
REVISED AUGUST, 2008
REVISED DECEMBER, 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

AREA TABULATION:

SITE AREA:	
PARCEL 93B:	2.77 ACRES
PARCEL A:	0.46 ACRES
TOTAL:	3.23 ACRES
BUILDING AREA:	
EXISTING BLDG (TO REMAIN) AS PHASE I:	10,354 G.S.F.
PROPOSED ADDITION (PHASE II):	190 G.S.F.
PROPOSED ADDITION (PHASE III):	
UPPER LEVEL	4,850 G.S.F.
LOWER LEVEL	1,800 G.S.F.
TOTAL:	17,194 G.S.F.
FLOOR AREA RATIO:	
EXISTING (PHASE I)	0.07
PROPOSED (PHASE II)	0.07
PROPOSED (PHASE III)	0.12
OPEN SPACE:	2.30 AC. (71%)

PARKING TABULATION:

PHASES I AND II

PARKING REQUIRED:	
FACULTY/STAFF: 24 POSITIONS @ 1 SPACE/EA.:	24 SPACES
VISITOR:	4 SPACES
PARKING REQUIRED:	28 SPACES
PARKING PROVIDED:	28 SPACES

PHASE III

PARKING REQUIRED:	
FACULTY/STAFF: 24 POSITIONS @ 1 SPACE/EA.:	24 SPACES
VISITOR:	4 SPACES
PARKING REQUIRED:	28 SPACES
PARKING PROVIDED:	28 SPACES (PHASE 1) (EXISTING)
	29 SPACES (PHASE 3A) [INCLUDING TWO HANDICAP VAN ACCESSIBLE SPACES AND ONE BUS SPACE]
	37 SPACES (MAXIMUM) (PHASE 3B) [INCLUDING 2 HANDICAP VAN ACCESSIBLE SPACES AND TWO BUS SPACES]
LOADING SPACES REQUIRED:	1 LOADING SPACE
LOADING SPACES PROVIDED:	1 LOADING SPACE

TRANSITIONAL SCREENING REQUIREMENTS:

APPLICANT HEREBY REQUESTS MODIFICATIONS TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS:

NORTHWEST SIDE:
A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES AND MATURE EVERGREEN TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT. THERE IS NO FENCING LOCATED IN THIS AREA. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS IS BEING REQUESTED TO ALLOW THIS EXISTING CONDITION TO REMAIN. A SOLID WOOD FENCE WILL BE PROVIDED TO PROVIDE A BARRIER BETWEEN THE PARKING AREA AND THE ADJOINING RESIDENTIAL LOT.

SOUTHWEST SIDE:
A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES AND MATURE EVERGREEN TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT, AS WELL AS THE EXISTING TREES WITHIN THE 20' PUBLIC ACCESS EASEMENT ADJOINING THIS. A 6 FOOT HIGH CHAIN LINK FENCE EXISTS IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. THE FENCE WILL BE REALIGNED WITH ONE OF THE DEVELOPMENT PHASES AND WILL BE LOCATED APPROXIMATELY 28 FEET FROM THE PROPERTY LINE.

IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE, WITH SUPPLEMENTAL PLANTING OF EVERGREEN TREES AS MAY BE REQUIRED ALONG THIS SIDE BY URBAN FORESTRY.

SOUTH SIDE:
A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT. A 6 FOOT HIGH CHAIN LINK FENCE EXISTS IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. THE FENCE WILL BE REALIGNED WITH ONE OF THE DEVELOPMENT PHASES AND WILL BE LOCATED APPROXIMATELY 35 FEET FROM THE PROPERTY LINE.

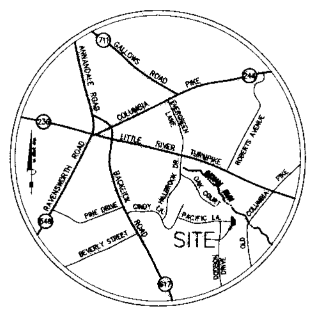
IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE, WITH SUPPLEMENTAL PLANTING OF EVERGREEN TREES AS MAY BE REQUIRED ALONG THIS SIDE BY URBAN FORESTRY.

SOUTHEAST SIDE:
A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES. A MINIMUM OF 25' CONSERVATION EASEMENT MAY BE PROVIDED FOR BMP MEASURES. A 6 FOOT HIGH CHAIN LINK FENCE EXIST IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. CURRENT LOCATION OF THIS FENCE IS APPROXIMATELY 115 FEET FROM THE PROPERTY LINE. THIS PORTION OF THE FENCE WILL BE REALIGNED AS PART OF THE PROPOSED EXPANSION TO THE PLAY AREA. THERE IS A POTENTIAL THAT THIS WILL BE REALIGNED AGAIN IN THE FUTURE AS THEY EXPAND THE PLAY AREA. THE ULTIMATE LOCATION OF THE FENCE WILL BE LOCATED A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.

IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE.

NORTHEAST SIDE:
THERE IS NO TRANSITIONAL SCREENING REQUIRED ADJACENT TO THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY. HOWEVER, EXISTING MATURE HARDWOOD TREES IN THIS AREA ARE PROPOSED TO REMAIN UNDISTURBED FOR A MINIMUM DEPTH OF 15 FEET FROM THE PROPERTY LINE.



VICINITY MAP
SCALE : 1" = 2000'

PROJECT NARRATIVE:

THE PROJECT SHOWN ON THIS PLAT ENCOMPASSES THE PROPOSED EXPANSION OF THE EXISTING USES AND SITE DEVELOPMENT ON THE MSNV HILLBROOK PROPERTY, WHICH IS TO OCCUR IN PHASES, GENERALLY AS INDICATED BELOW:

PHASE 1:
THIS PHASE WILL CONSIST PRIMARILY OF DEVELOPMENT CONDITION CHANGES SUCH AS AN INCREASE IN THE STUDENT AGE AND MAXIMUM ENROLLMENT. PHASE 1 COULD POSSIBLY INCLUDE INTERNAL BUILDING MODIFICATIONS, BUT WILL NOT RESULT IN ANY CONSTRUCTION OR SITE MODIFICATIONS EXTERNAL TO THE EXISTING BUILDING, WITH THE POSSIBLE EXCEPTIONS OF THE INSTALLATION OF SEVERAL SMALL STORAGE SHEDS ON THE SITE AND THE POSSIBLE RELOCATION OF SOME PORTIONS OF THE FENCING ENCLOSING THE OUTDOOR PLAY AREA.

PHASE 2:
THIS PHASE WILL INVOLVE ACTUAL CONSTRUCTION AND SITE IMPROVEMENTS, TO INCLUDE THE CONSTUCTION OF AN APPROXIMATELY 190-SQUARE-FOOT ADDITION TO THE SOUTHWEST CORNER OF THE EXISTING BUILDING AND THE OPTION TO INCREASE THE HEIGHT OF AN APPROXIMATELY 57' X 57' AREA IN THE SOUTHWEST CORNER OF THE BUILDING TO APPROXIMATELY 18 FEET. THE INSTALLATION OF A SPORT COURT ON THE SOUTHEAST SIDE OF THE SITE IS MAY ALSO OCCUR, AND THIS COURT MAY HAVE EITHER A PAVED SURFACE OR A PERVIOUS SURFACE. THIS PHASE MAY ALSO INCLUDE MINOR GRADING WITHIN THE OPEN PLAY AREA TO CREATE A RELATIVELY FLAT PLAY FIELD. ADDITIONAL FENCE RELOCATIONS OR INSTALLATIONS ON THE SOUTHEAST EAST SIDE OF THE PROPERTY ARE ALSO ANTICIPATED TO OCCUR IN THIS PHASE, AS WELL AS THE EXTENSION OF THE EXISTING STORM WATER PIPE AND ASSOCIATED GRADING ON THE SOUTHEAST SIDE OF THE PROPERTY. AS AN OPTION, THESE LATTER IMPROVEMENTS MAY OCCUR IN EITHER PHASE 2 OR PHASE 3.

PHASE 3:
THE THIRD PHASE WILL ENCOMPASS THE REMAINDER OF THE PROPOSED SITE DEVELOPMENT NOT IMPLEMENTED WITH PRIOR PHASES.
THIS WOULD INCLUDE THE EXPANSION OF THE EXISTING PARKING LOT AND ESTABLISHMENT OF ADDITIONAL PARKING AT THE REAR OF THE BUILDING, AS WELL AS THE NEW BUILDING ADDITION. THESE INDIVIDUAL IMPROVEMENTS MAY ALSO BE PHASED. THE CURRENTLY ANTICIPATED PHASING IS AS FOLLOWS, ALTHOUGH THE ACTUAL PHASING AND ORDER OF IMPLEMENTATION OF THESE IMPROVEMENTS MAY VARY:

PHASE 3-A:
THIS PHASE IS ANTICIPATED TO ENCOMPASS THE CONSTRUCTION OF A BUILDING ADDITION, WHICH WILL HOUSE A GYMNASIUM. ALSO, NEW CLASSROOM SPACE WILL BE CONSTRUCTED OVER THE LOCATION OF AN EXISTING DECK. THE EXPANSION AND RECONFIGURATION OF THE EXISTING PARKING AREA AT THE NORTHERLY END OF THE SITE TO RECONFIGURE THE LOT FOR BETTER CIRCULATION AND TO ADD NEW PARKING SPACES MAY ALSO OCCUR DURING THIS PHASE. THESE IMPROVEMENTS MAY OCCUR CONCURRENTLY OR SEPARATELY AND ALSO OCCUR IN CONJUNCTION WITH AN EARLIER PHASE SO LONG AS ALL APPLICABLE REQUIREMENTS ARE MET.

PHASE 3-B:
THIS PHASE, WHICH MAY OCCUR CONCURRENTLY WITH ALL OR A PORTION OF THE PHASE 3-A IMPROVEMENTS, OR EARLIER OR LATER AS A SEPARATE PHASE, WILL ENCOMPASS THE CONSTRUCTION OF THE ADDITIONAL, NEW PARKING AREA ON THE EAST SIDE OF THE EXISTING BUILDING TO ADD UP TO NINE NEW PARKING SPACES AND RELOCATE THE BUS PARKING SPACES.

NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 071-2 ((8)) 93B, ZONED R-2 AND 071-2 ((8)) A, ZONED R-2.
2. USE: CHILD CARE, NURSERY SCHOOL AND PRIVATE SCHOOL OF GENERAL EDUCATION
3. TITLE OWNER OF PARCEL 93B: MONTESSORI SCHOOL OF NORTHERN VIRGINIA, 6820 PACIFIC LANE, ANNANDALE, VIRGINIA 22003, DEED BOOK 02912, PAGE 0728
4. TITLE OWNER OF PARCEL A: MONTESSORI SCHOOL OF NORTHERN VIRGINIA, 6820 PACIFIC LANE, ANNANDALE, VIRGINIA 22003, DEED BOOK 19334P, PAGE 1043
5. EXISTING FEATURES SHOWN HEREIN PER FIELD RUN TOPOGRAPHIC SURVEY BY CHARLES P JOHNSON AND ASSOCIATES. CONTOUR INTERVAL IS 2 FEET.
6. THE EXISTING BUILDING WAS CONSTRUCTED IN 1967, EXPANDED IN 1999 AND THE BUILDING IS PROPOSED TO REMAIN.
7. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY.
8. THERE ARE NO 100-YEAR FLOOD PLAIN OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THIS PROPERTY. THERE IS A RESOURCE PROTECTION AREA ON THIS PROPERTY, AS SHOWN HEREON.
9. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
10. THERE ARE NO KNOWN UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING, GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE.
12. BASED ON THE COUNTY WIDE TRAILS PLAN AS ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 12, 2002 THERE IS NO TRAIL REQUIRED ON THIS PROPERTY.
13. PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 12-208 OF THE ZONING ORDINANCE.
14. APPLICANT HEREBY REQUESTS A MODIFICATION TO THE BARRIER REQUIREMENT AS APPLIED TO THE NORTHWESTERN BOUNDARY TO PROVIDE THAT A SOLID WOOD FENCE BE INSTALLED ALONG THAT PORTION OF THE PROPERTY THAT LIES BETWEEN THE PARKING LOT AND THE ADJOINING RESIDENTIAL LOT, BUT OTHERWISE, EXISTING CONDITIONS WILL REMAIN AND NO ADDITIONAL BARRIER WOULD BE REQUIRED IN THIS AREA OF THE SITE. APPLICANT ALSO REQUESTS THAT THE EXISTING VEGETATION ON THE PROPERTY BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THE PROPERTY LINES, WITH LIMITED SUPPLEMENTAL EVERGREEN PLANTINGS ALONG THE SOUTHERLY BOUNDARY, AS PROPOSED HEREON.
15. CONSTRUCTION MAY BE PHASED (REFER TO PROJECT NARRATIVE).
16. EXISTING TREES TO BE SAVED TO EXTENT POSSIBLE.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS AND VEGETATION MAP
3. SPECIAL EXCEPTION PLAT
4. STORM WATER INFORMATION

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No 035787
PROFESSIONAL ENGINEER

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

PROJ: 45042 SHEET 1 OF 4 C-4688

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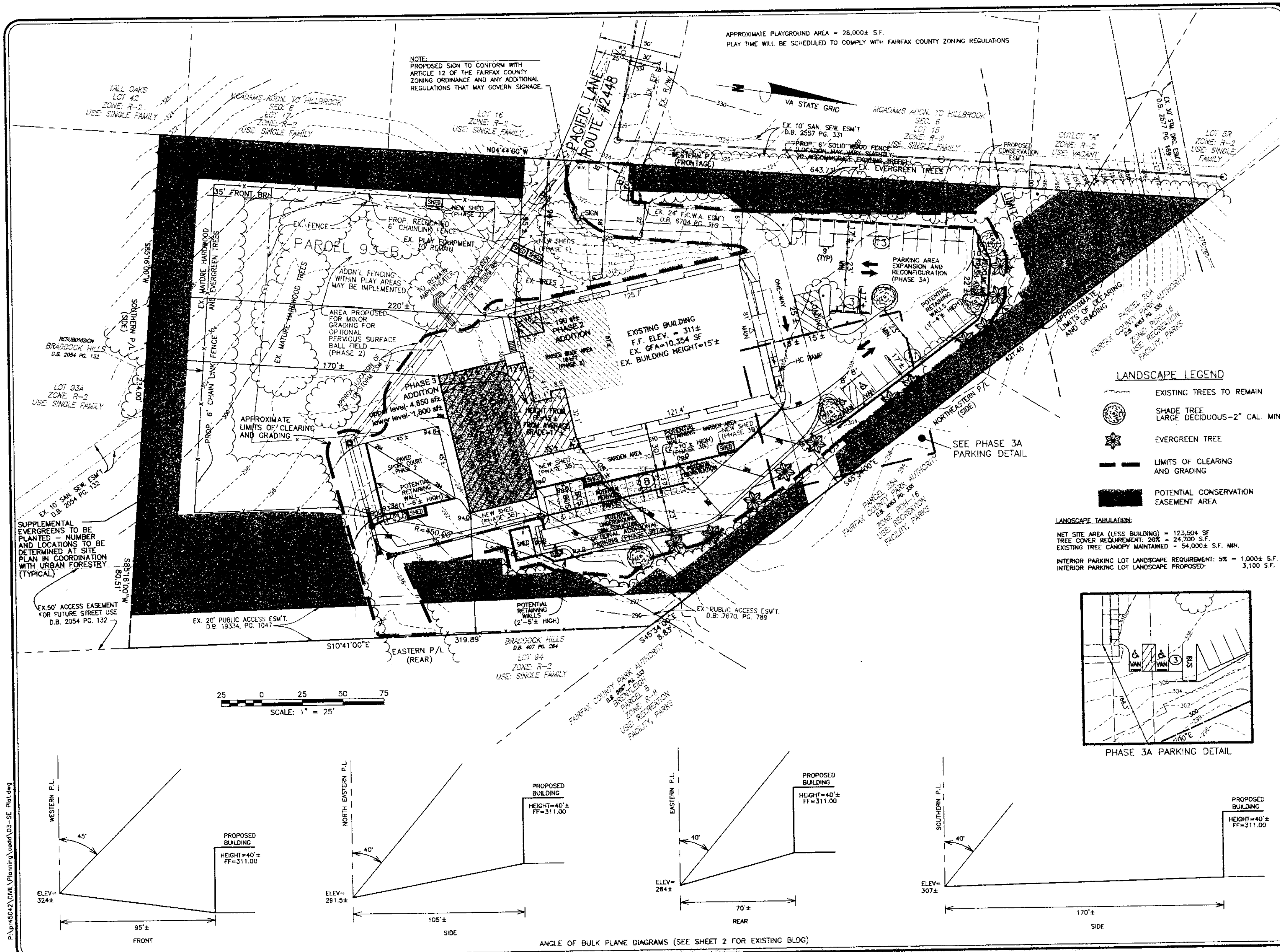

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

REVISIONS	DATE
CHANGES PER CLIENT	12/1/2008
REVISE PLAN	8/26/2008
CHANGES PER CLIENT	5/20/2008

SPECIAL EXCEPTION PLAT
MSNV - HILLBROOK
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035787
PROFESSIONAL ENGINEER

DATE: NOVEMBER 2007	
SCALE: 1" = 25'	
DESIGN: VK	DRAWN: VK
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P.R. NO.: 45042	
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FILE NO.: C-4688	

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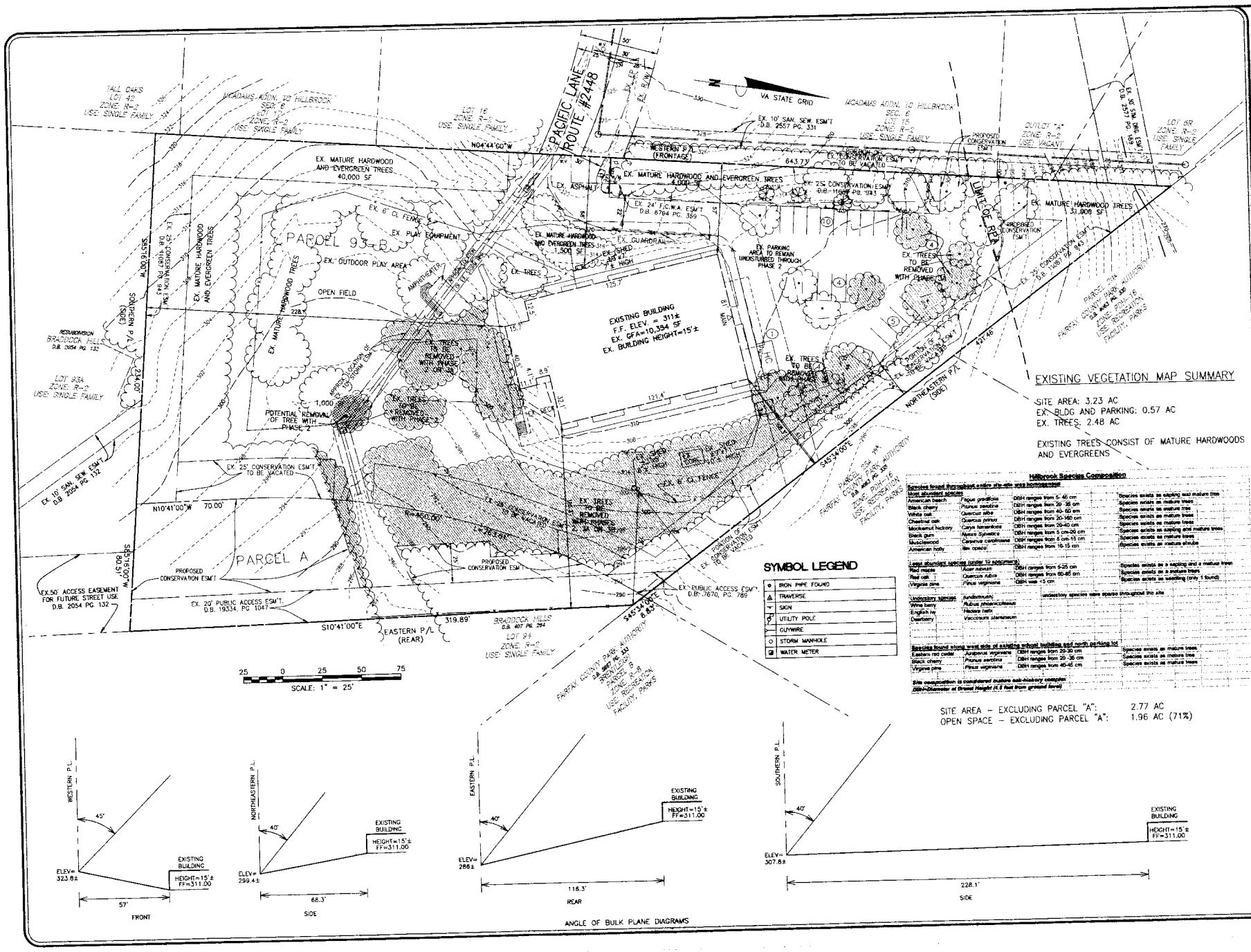

SYMBOL LEGEND

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

EXISTING VEGETATION MAP SUMMARY

SITE AREA: 3.23 AC
EX. BLDG AND PARKING: 0.57 AC
EX. TREES: 2.48 AC

EXISTING TREES CONSIST OF MATURE HARDWOODS AND EVERGREENS

Hillbrook Species Composition

Species found throughout entire site-site was homogeneous			
Most abundant species			
American beech	*Fagus grandifolia*	DBH ranges from 5- 46 cm	Species exists as sapling and mature tree
Black cherry	*Prunus serotina*	DBH ranges from 20- 35 cm	Species exists as mature trees
White oak	*Quercus alba*	DBH ranges from 40- 60 cm	Species exists as mature tree
Chestnut oak	*Quercus prinus*	DBH ranges from 20-160 cm	Species exists as mature trees
Mockernut hickory	*Carya tomentosa*	DBH ranges from 20-40 cm	Species exists as mature trees
Black gum	*Nyssa Sylvatica*	DBH ranges from 5 cm-20 cm	Species exists as sapling and mature trees
Musclewood	*Carpinus caroliniana*	DBH ranges from 5 cm-15 cm	Species exists as mature trees
American holly	*Ilex opaca*	DBH ranges from 10-15 cm	Species exists as mature shrubs
Least abundant species (under 12 specimens)			
Red maple	*Acer rubrum*	DBH ranges from 5-35 cm	Species exists as a sapling and a mature tree
Red oak	*Quercus Rubra*	DBH ranges from 60-85 cm	Species exists as a mature tree
Virginia pine	*Pinus virginiana*	DBH was <5 cm	Species exists as seedling (only 1 found)
Understory species			
Wine berry	*Rubus phoenicolasius*	understory species were sparse throughout the site	
English ivy	*Hedera helix*		
Deerberry	*Vaccinium stamineum*		
Species found along west side of existing school building and north parking lot			
Eastern red cedar	*Juniperus virginiana*	DBH ranges from 20-30 cm	Species exists as mature trees
Black cherry	*Prunus serotina*	DBH ranges from 20- 35 cm	Species exists as mature tree
Virginia pine	*Pinus virginiana*	DBH ranges from 40-45 cm	Species exists as mature trees

Site composition is considered mature oak-hickory complex
DBH=Diameter at Breast Height (4.5 feet from ground level)

SITE AREA – EXCLUDING PARCEL "A": 2.77 AC
OPEN SPACE – EXCLUDING PARCEL "A": 1.96 AC (71%)

BURGESS & NIPLE
4180 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6541

REVISIONS	DATE
ADD. TREES, ACCESS ESM'T.	8/29/08
REVISIONS	12/1/08

EXISTING CONDITIONS AND VEGETATION MAP

MSNV - HILLBROOK

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN P. GASTON
No. 035757
PROFESSIONAL ENGINEER

DATE: NOVEMBER 2007	
SCALE: 1" = 25'	
DESIGN: VK	DRAWN: VK
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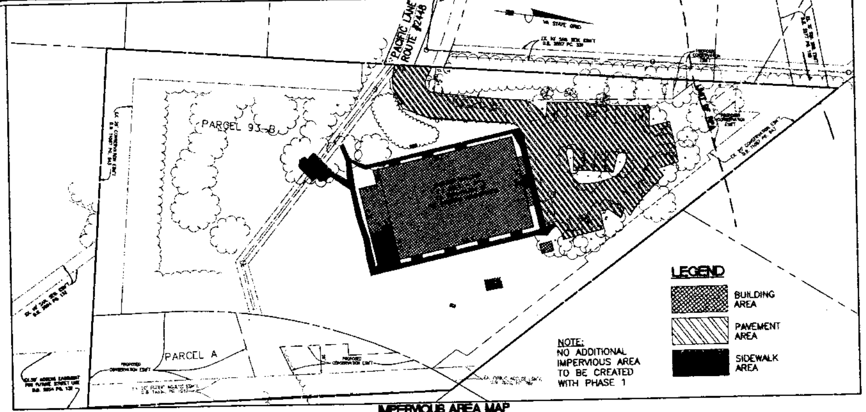
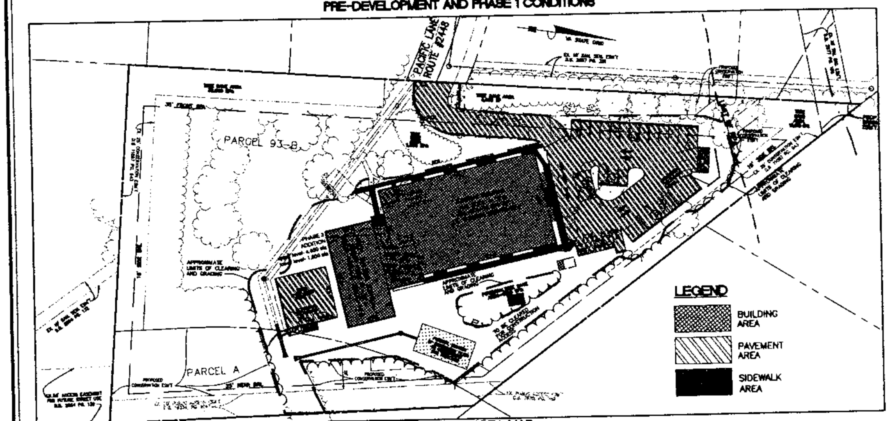
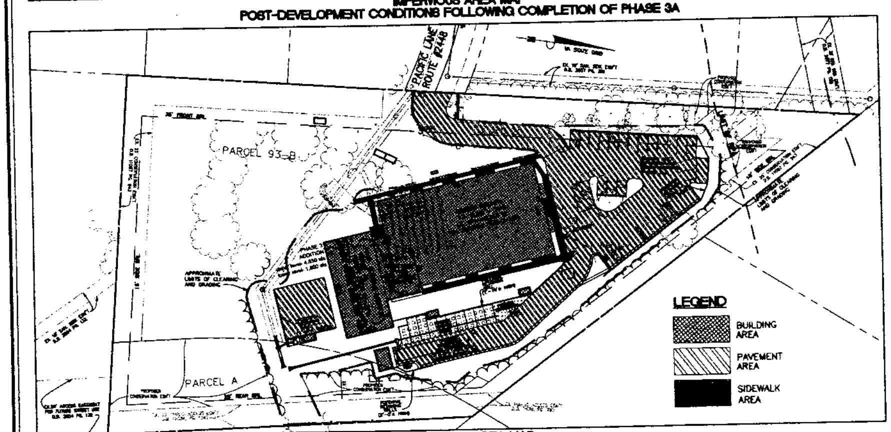
P.R. NO.: 45042	
SHEET 2 OF	
FILE NO.: C-4668	



IMPERVIOUS AREA MAP
PRE-DEVELOPMENT AND PHASE 1 CONDITIONS



IMPERVIOUS AREA MAP
POST-DEVELOPMENT CONDITIONS FOLLOWING COMPLETION OF PHASE 3A



IMPERVIOUS AREA MAP
POST-DEVELOPMENT CONDITIONS FOLLOWING COMPLETION OF PHASE 3B

PRELIMINARY STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES NARRATIVE

ALL PHASES OF THE IMPROVEMENTS PROPOSED HEREIN THROUGH A PORTION OF PHASE 3 WILL MEET COUNTY CRITERIA FOR CLASSIFICATION AS REDEVELOPMENT RELATIVE TO THE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS, SINCE THE TOTAL INCREASE IN IMPERVIOUS AREA IS LESS THAN 20 PERCENT AS A RESULT, THE MAXIMUM PHOSPHOROUS REMOVAL REQUIREMENT APPLICABLE TO THESE REDEVELOPMENT PHASES WILL BE APPROXIMATELY 23.7 PERCENT. WHEN PHASE 3 IMPROVEMENTS RESULT IN A CUMULATIVE INCREASE IN IMPERVIOUS AREA WILL EXCEEDING 20 PERCENT OF THE EXISTING VALUE, THEN THOSE IMPROVEMENTS MAY NOT QUALIFY AS REDEVELOPMENT AND A PHOSPHOROUS REMOVAL RATE OF 40 PERCENT MAY BE REQUIRED ANY NEW IMPERVIOUS AREA RESULTING FROM THOSE IMPROVEMENTS.

BMP REQUIREMENTS APPLICABLE TO THE EXISTING SITE DEVELOPMENT ARE CURRENTLY SATISFIED BY OPEN SPACE CREDITS APPLICABLE TO SITE AREAS CONTAINED WITHIN EXISTING CONSERVATION EASEMENTS. AS DEVELOPMENT OCCURS ON THE SITE, THE MAJOR PORTION OF THESE CONSERVATION EASEMENT AREAS WILL REMAIN AS ORIGINALLY ESTABLISHED, WITH SOME MODIFICATIONS AND ADDITIONS TO SOME OF THE AREAS OCCURRING. ULTIMATELY, THE NET RESULT WILL BE THAT THE OVERALL SITE AREA CONTAINED WITHIN CONSERVATION EASEMENTS WILL BE INCREASED.

PHASE 1: NO NEW SITE DEVELOPMENT OR IMPERVIOUS AREA IS PROPOSED WITH PHASE ONE, WITH THE EXCEPTION OF THE POSSIBLE ADDITION OF SEVERAL SMALL STORAGE SHEDS AND PARTIAL FENCE RELOCATIONS. THIS WILL RESULT IN NO MEASURABLE INCREASE IN THE RATE OF STORM RUNOFF FROM THE SITE AND NO ADDITIONAL DETENTION MEASURES SHOULD BE REQUIRED FOR THIS PHASE, SUBJECT TO A WAIVER OF ANY REQUIREMENT. THE CUMULATIVE TOTAL AREA OF THE SHEDS WILL BE BELOW THE THRESHOLD REQUIREMENT FOR WATER QUALITY TREATMENT AND NO WATER QUALITY/BEST MANAGEMENT PRACTICES (BMP) FACILITIES WILL BE REQUIRED.

PHASE 2: THIS PHASE WILL INVOLVE THE CONSTRUCTION OF A 190 SQUARE FOOT BUILDING ADDITION AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING, IN CONJUNCTION WITH THE RAISING OF THE ROOF ELEVATION IN THAT PORTION OF THE BUILDING; THE CONSTRUCTION OF A SPORT COURT NEAR THE SOUTHEAST CORNER OF THE BUILDING AND, POSSIBLY, THE GRADING OF A PORTION OF THE EXISTING PLAY AREA TO ESTABLISH A RELATIVELY FLAT, PERMEABLE-SURFACE PLAY FIELD. IF THE SPORT COURT IS CONSTRUCTED WITH AN IMPERVIOUS SURFACE, THESE IMPROVEMENTS WILL RESULT IN AN INCREASE IN IMPERVIOUS AREA ON THE SITE OF APPROXIMATELY 3,300 SQUARE FEET, OR 0.08 ACRES, CREATING A POTENTIAL INCREASE IN THE RATE OF STORM RUNOFF FROM THE SITE OF 0.35 CUBIC FEET PER SECOND (CFS) FOR A TWO-YEAR STORM EVENT AND 0.48 CUBIC FEET PER SECOND (CFS) FOR A TEN-YEAR STORM EVENT. THE 0.48 CFS INCREASE IN THE TEN-YEAR RATE OF RUNOFF WILL BE NEGLIGIBLE. HOWEVER, IF NECESSARY, A SMALL DETENTION TRENCH ASSOCIATED WITH THE PROPOSED SPORT COURT OR ANOTHER MEANS OF DETENTION WILL BE IMPLEMENTED WITH PHASE 2 TO REDUCE THE RATE TO A PRE-DEVELOPMENT LEVEL.

BMP REQUIREMENTS APPLICABLE TO THE INCREASE IN IMPERVIOUS AREA WILL BE MET THROUGH THE USE OF EXCESS OPEN SPACE CREDITS AVAILABLE WITH THE EXISTING CONSERVATION EASEMENTS. THE EXISTING CREDITS WERE ESTABLISHED WITH A PRIOR MINOR SITE PLAN FOR THE PROPERTY, WHICH WAS APPROVED IN 1987. BASED ON THE COMPUTATIONS INCLUDED ON THAT PLAN, THE PHOSPHOROUS REMOVAL RATE REQUIRED FOR THE IMPROVEMENTS THEN BEING PROPOSED ON THAT PLAN, AND CURRENTLY EXISTING, WAS 10 PERCENT, AND CREDITS COMPARABLE TO A REMOVAL RATE OF 26.15 PERCENT WERE BEING PROVIDED. THE EXCESS 16.5 PERCENT REMOVAL RATE WILL BE APPLIED TO THE INCREASED BMP REQUIREMENT APPLICABLE TO THE PHASE 2 REDEVELOPMENT PROPOSED HEREIN. THERE IS ALSO AN EXISTING RAIN BARREL THAT IS CONNECTED TO ONE OF THE ROOF DRAINS ON THE EXISTING BUILDING, AND THIS PROVIDES A MINOR SUPPLEMENTAL BMP FUNCTION.

PHASE 3A: THIS IS ANTICIPATED TO INVOLVE THE CONSTRUCTION OF A BUILDING ADDITION WITH A FOOTPRINT AREA OF APPROXIMATELY 5,500 SQUARE FEET SQUARE FEET AND THE EXPANSION AND RECONFIGURATION OF THE EXISTING PAVED PARKING AREA AT THE NORTHERLY END OF THE SITE. BMP REQUIREMENTS FOR THIS PHASE WILL BE MET BY A COMBINATION OF OPEN SPACE CREDITS (EXISTING AND PROPOSED, INCLUDING A PORTION OF THE EXISTING EXCESS CREDITS AVAILABLE), A "GREEN" BUILDING ROOF AND, POTENTIALLY, A BIO-RETENTION FACILITY OR UNDERGROUND STORM WATER MANAGEMENT FACILITY. DETENTION REQUIREMENTS APPLICABLE TO THIS PHASE WILL BE MET WITH THE PROPOSED BIO-RETENSION FACILITY, UNLESS PHASE 3B, IS IMPLEMENTED CONCURRENTLY WITH PHASE 3A (SEE BELOW). THE MAJOR PORTION OF THE IMPERVIOUS AREA INCREASE ASSOCIATED WITH THIS PHASE WILL RESULT FROM THE NEW ROOF AREA OF THE BUILDING ADDITION, AND THE IMPLEMENTATION OF A "GREEN" ROOF ON THE MAJOR PORTION OF THE NEW ROOF AREA WILL PROVIDE BOTH BMP AND DETENTION MEASURES FOR THAT AREA, WITH BMP/WATER QUALITY TREATMENT PROVIDED BY FILTERING THE RUNOFF AND DETENTION PROVIDED BY INCREASING THE TIME OF CONCENTRATION ASSOCIATED WITH THE RUNOFF AND DECREASING THE RATE OF RUNOFF. AS A RESULT, IT IS ANTICIPATED THAT ANY INCREASE IN RUNOFF RESULTING FROM THE BUILDING ADDITION WILL BE MINIMAL AND NEGLIGIBLE. BASED ON PRELIMINARY EVALUATIONS, THE PRE-DEVELOPMENT RUNOFF RATE FOR THE SITE AREA CONTAINING THE BUILDING ADDITION IS 0.35 CFS FOR A TWO-YEAR STORM EVENT AND 0.31 CFS FOR A TEN-YEAR STORM EVENT. WITH A CONVENTIONAL ROOF SYSTEM, THE COMPARABLE POST-DEVELOPMENT RUNOFF RATES WOULD BE 0.65 CFS AND 0.79, RESPECTIVELY. WITH A "GREEN" ROOF SYSTEM, THESE RATES ARE ANTICIPATED TO BE APPROXIMATELY 0.49 CFS AND 0.61 CFS, RESPECTIVELY, REPRESENTING INCREASES OH OF ONLY 0.38 CFS AND 0.48 CFS, RESPECTIVELY. THESE ARE CONSIDERED TO BE RELATIVELY MINOR INCREASES, BUT, AS INDICATED BELOW, WILL, IN ANY CASE, BE ELIMINATED WITH THE IMPLEMENTATION OF STORM WATER MANAGEMENT MEASURES. AN ADDITIONAL MINOR INCREASE IN THE RATE OF RUNOFF WILL RESULT FROM THE SLIGHT EXPANSION OF THE EXISTING PARKING AREA THAT WILL OCCUR IN THIS PHASE. THE RESULTING INCREASE IN IMPERVIOUS AREA WILL BE APPROXIMATELY 1,280 SQUARE FEET, PRODUCING AN INCREASE OF 0.09 CFS FOR A TWO-YEAR STORM EVENT AND 0.12 CFS FOR A TEN-YEAR STORM EVENT. IN ORDER TO ELIMINATE ANY INCREASE IN THE RATE OF RUNOFF THAT WOULD RESULT FROM THE PHASE 3A SITE IMPROVEMENTS, A PORTION OF THE STORM RUNOFF THAT CURRENTLY DISCHARGES FROM THE PARKING AREA, AND ULTIMATELY FROM THE SITE, AS SHEET FLOW WILL BE CAPTURED AND CONVEYED TO AN ON-SITE BIO-RETENTION FACILITY OR AN UNDERGROUND STORM WATER MANAGEMENT FACILITY THAT WILL PROVIDE BOTH DETENTION AND WATER QUALITY IMPROVEMENT, THUS REDUCING THE OVERALL RATE OF STORM RUNOFF FROM THE SITE TO A LEVEL AT OR BELOW THE CURRENT PRE-DEVELOPMENT RATE. AS AN OPTION, THE UNDERGROUND FACILITY PROPOSED TO BE INSTALLED WITH PHASE 3B MAY BE INSTALLED WITH PHASE 3A, EVEN IF THE REMAINDER OF THE PHASE 3B IMPROVEMENTS ARE NOT BEING IMPLEMENTED AT THAT TIME.

PHASE 3B: THIS PHASE IS ANTICIPATED TO INVOLVE THE CONSTRUCTION OF AN ADDITIONAL PARKING AREA ON THE EAST SIDE OF THE SITE. IT MAY OCCUR CONCURRENTLY WITH PHASE 3A OR, SEPARATELY, AT ANOTHER TIME. IN EITHER CASE, THE RESULTING INCREASE IN RUNOFF FROM THE NEW PARKING AREA WILL BE APPROXIMATELY 0.43 CFS FOR A TWO-YEAR STORM EVENT AND 0.55 CFS FOR A TEN-YEAR STORM EVENT. TO REDUCE THIS RATE TO LESS THAN THE PRE-DEVELOPMENT LEVEL, ALL OF THE STORM FLOW FROM THE PARKING AREA WILL BE COLLECTED AND ROUTED TO AN UNDERGROUND STORM WATER MANAGEMENT FACILITY THAT WILL PERFORM BOTH DETENTION AND WATER QUALITY IMPROVEMENT/BMP FUNCTIONS. AS AN OPTION, THIS PHASE MAY ALSO INCLUDE THE USE OF PERVIOUS PAVERS AND/OR A BIO-RETENTION FACILITY TO SUPPLEMENT OTHER STORM WATER MANAGEMENT MEASURES.

IN SUMMARY, UPON COMPLETION OF THE OVERALL REDEVLEOPMENT OF THE SITE AS PROPOSED, THE RATE OF STORM RUNOFF FROM THE PROPERTY WILL HAVE BEEN REDUCED TO A LEVEL BELOW THAT WHICH OCCURS WITH THE SITE AS CURRENTLY DEVELOPED. THIS WILL INCLUDE A REDUCTION IN THE DRAINAGE THAT CURRENTLY LEAVES THE SITE AND ENTERS THE ADJOINING STREAM VALLEY BY SHEET FLOW. SIMILARLY, APPLICABLE REQUIREMENTS FOR WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES WILL HAVE BEEN FULLY SATISFIED.

PRELIMINARY STORM WATER OUTFALL NARRATIVE

CURRENTLY, THE NORTHERNMOST SECTOR OF THE PROPERTY, INCLUDING A PORTION OF THE EXISTING PARKING LOT, DRAINS BY SURFACE SHEET FLOW INTO AN EXISTING RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY AND THEN INTO AN ADJOINING 100-YEAR FLOOD PLAIN ASSOCIATED WITH INDIAN RUN. RUNOFF FROM ADDITIONAL PORTIONS OF THE NORTHERLY AND EASTERLY SECTOR, INCLUDING THE REMAINING PORTION OF THE PARKING LOT AND EXISTING BUILDING ROOF DRAINS, ALSO DRAINS BY SURFACE SHEET FLOW TO THE INDIAN RUN FLOOD PLAIN. THE SOUTHWESTERLY PORTION OF THE SITE, COMPRISED PRIMARILY OF AN EXISTING PLAY AREA AND FORESTED SURROUNDINGS, DRAINS TO AN EXISTING YARD INLET, WHERE IT ENTERS AN UNDERGROUND STORM PIPE SYSTEM THAT IS CONVEYING STORM FLOW FROM OFF-SITE DEVELOPED AREAS TO THE WEST OF THE SITE. THIS SYSTEM DISCHARGES INTO A NATURAL DRAINAGE CHANNEL THAT IS TRIBUTARY TO INDIAN SPRING AND CONVEYS THE SITE AND OFF-SITE DRAINAGE TO THE 100-YEAR FLOOD PLAIN AND THE MAIN STREAM CHANNEL.

PRELIMINARY ANALYSIS OF THE NATURAL CHANNEL CONVEYING THE CONCENTRATED FLOW FROM THE PIPE DISCHARGE IN THE SOUTHEAST SECTOR OF THE PROPERTY DETERMINED THAT THE CHANNEL IS ADEQUATE TO CONVEY THE FLOW FROM THE SITE TO THE MAIN STREAM CHANNEL. UPON ENTERING THE CHANNEL, THE DRAINAGE IS DISCHARGING INTO AN EXISTING DRAINAGE CHANNEL THAT IS CONVEYING STORM DRAINAGE FROM AN UPSTREAM AREA THAT COMPRISES OVER 465 ACRES, OR MORE THAN 100 TIMES THE TOTAL 3.23-ACRE SIZE OF THE SUBJECT SITE.

BASED ON THE PRELIMINARY EVALUATION OF DOWNSTREAM OUTFALL CONDITIONS, THE EXISTING NATURAL CHANNEL CONVEYING DRAINAGE FROM THE SITE TO THE 100-YEAR FLOOD PLAIN IS DEEMED ADEQUATE TO CONVEY THAT DRAINAGE. BECAUSE THE PROPOSED DEVELOPMENT PROPOSED HEREIN WILL INCLUDE STORM WATER MANAGEMENT MEASURES TO REDUCE THE POST-DEVELOPMENT RATES OF RUNOFF TO LEVELS AT OR BELOW CURRENT RATES, THERE WILL BE NO ADVERSE IMPACTS RESULTING FROM THE DEVELOPMENT.

SPECIAL EXCEPTION
MSNV – HILLBROOK

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) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) — PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) — Amendments (18-202 10F & 10I)

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

☒ 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 Sheets 2 & 3

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Ⓐ GREEN ROOF	0.08 AC	0.0 AC	0.08 AC	3,639 SF	0 CF	N/A
Ⓑ BIORETENTION/	0.20 AC	0.0 AC	0.20 AC	5,100 SF	775 CF	N/A
Ⓒ UNDERGR. STR.	0.47 AC	0.0 AC	0.47 AC	700 SF	1,500 CF	
Totals	0.75 AC	0.0 AC	0.75 AC	9,439 SF	2,275 CF	

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheets 2 & 3
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.

☒ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.

☒ 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 4.

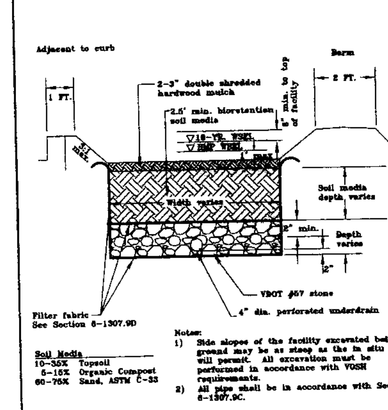
☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.

☒ 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 2; NOTE ON SHEET 1

☐ 11. A submission waiver is requested for N/A

☐ 12. Stormwater management is not required because N/A

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Soil Media
10-35% Topsoil
5-15% Organic Compost
60-75% Sand, ASTM C-33

Notes:
1) Side slopes of the facility excavated below ground may be as steep as the in situ soils will permit. All excavation must be performed in accordance with VOSH requirements.
2) All pipe shall be in accordance with Section 6-1307.9C.

CROSS SECTION VIEW (NTS)

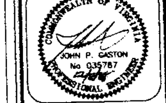
Ref. Sec. 6-1307 et. seq. / Rev. 3-07	BIORETENTION FILTER OR BASIN WITH STONE STORAGE	PLATE NO. 82-6	STD. NO.

BURGESS & NIPLE
4180 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

REVISIONS	DATE
CHANGES PER CLIENT	12/1/2008
REVISE NARRATIVE, ADD DETAIL	8/26/2008
UPDATED	6/11/2008
UPDATED WORKSHEET	5/20/2008

STORM WATER INFORMATION
MSNV - HILLBROOK

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA



DATE: NOVEMBER 2007	
SCALE: 1"=50'	
DESIGN: VK	DRAWN: VK
CHECK: JPG	CHECK: JPG
JOB NO.:	
P.R. NO.: 45042	
SHEET 4 OF	
FILE NO.: C-4688	

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

DESCRIPTION OF THE APPLICATION

The applicant's request is to amend SE 90-M-003, previously approved for a Private School of General Education, Nursery School and Child Care Center, to allow an increase in enrollment, addition of land area, site and building modifications, and other modifications of the development conditions.

Implementation is proposed in three phases. Phase 1 would expand the maximum daily enrollment as shown in the chart below, and modify the development conditions to allow additional staff and modifications to the operation of the site. Phase 1 would not include any physical changes to the existing building, although relocation of the playground fence could be implemented in this Phase. Phase 2 would add a small (190 square feet) addition to the building and allow a portion of the existing roof to be raised. Additional playground improvements (such as the addition of a sport court) could also be implemented in Phase 2. Phase 3 would complete the building additions, make adjustments to the existing parking lot, and add an additional parking area along the eastern side of the building. No enrollment increases are proposed beyond that requested in Phase 1. The Child Care Center use would be limited to before and after school child care for students and children of staff, and is included in the maximum daily enrollment.

The following chart shows the differences between the existing approval and the current application request.

	***EXISTING*:** **SE 90-M-003-2**	***REQUESTED*: SEA 90-M-003-3**		
		Phase 1	**Phase 2**	**Phase 3**
Land Area	2.77 acres	3.23 acres (with inclusion of Parcel A)		
Enrollment	maximum daily enrollment (MDE): 135 students ages 2-9 years	MDE: 179 students ages 18 mos to 8th grade		
Hours of Operation	School / Nursery School: 9 am to 3 pm Child Care: 7-9 am and 3-6 pm	7 am – 6 pm inclusive of all uses; "school" hours conditioned to not conflict with Poe Middle School		
Evening / Weekend Activities	permitted per conditions	no change proposed		
Staff	20	24	24	25

Parking	26 spaces	28	28	29 + 1 bus space (3a: without extra parking area on east) 37 + 2 bus spaces (3b: with extra parking area)
Gross Floor Area (GFA)	10,354 square feet	10,354 sq ft *(no change)*	*10,354 sq ft* *+ 190 sq ft* total: 10,544 sq ft	*10,544 sq ft* *+ 6,650 sq ft* total: 17,194 sq ft
Floor Area Ratio (FAR)	0.086 *	0.07 *	0.07	0.12
Stormwater management	conservation areas	conservation areas	conservation areas	conservation areas; underground structures

* The land area has increased, accounting for the reduction in FAR between the existing conditions and Phase 1 as proposed with this application

Requested Waivers and Modifications:

Modification of the transitional screening and barrier requirements in favor of that shown on the SEA Plat, as follows:

Required to the east, south and west: 25 foot wide buffer and barrier D, E, or F (42-48 inch chain link fence; 6 foot wall, brick or architectural block or 6 foot high solid wood fence):

Provided:

East: Minimum 25 foot wide buffer (existing vegetation and replanting) provided, 6 foot chain link fence located around building and playground area

South: 35 foot wide buffer (existing vegetation with supplemental planting), 6 foot chain link fence located around playground area

West: Minimum 25 foot wide buffer (existing vegetation and replanting), 6 foot chain link fence located around building and playground area, 6 foot wood fence located along parking lot

Staff's proposed development conditions, the applicant's affidavit, and the applicant's Statement of Justification are set forth in Appendices 1 – 3, respectively.

LOCATION AND CHARACTER

Site Description:

The 3.23 acre site is located at the eastern terminus of Pacific Lane, south of Little River Turnpike and the Indian Run Stream Valley Park in the Hillbrook neighborhood. The site is developed with a private school of general education, nursery school and child care, operating under development conditions approved with SEA 90-M-003-2. A parking area is located in the northern portion of the site, with access from the end of Pacific Lane (which terminates at the school, with no cul-de-sac). The one-story school building is located in the center portion of the site, while the southern portion of the site is partially fenced and includes playground areas. The far northern corner of the site is crossed by a resource protection area (RPA) associated with Indian Run, which traverses Park Authority land abutting the application property.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
Northeast	Public Park	PDH-16	Public Park
South, East & West	Single Family Detached	R-2	Residential; 1-2 du/ac

BACKGROUND

(All applications have been submitted by and approved for the Montessori School of Northern Virginia)

- April 25, 1967: Board of Zoning Appeals (BZA) granted special permit **S-576-67** to allow a private school of general education with the following conditions: two session day (morning from 9:15 to 12:15 and afternoon to remain on site until after public school bus traffic out of area); no use of the property outside of school hours; maximum students on site at any one time = 150; ages limited to 3-9 years; pitch roof and brick walls with HVAC enclosed.
- July 30, 1980: BZA granted special permit **S-80-A-057** to amend the conditions to allow students ages 3-12 years, with no other substantive changes to the application.
- August 6, 1990: Board of Supervisors (BOS) granted special exception **SE 90-M-003** to permit the addition of child care and nursery school uses and concurrent increase in the hours of operation, to reduce the enrollment to a maximum daily enrollment of 135 students, and to allow for limited activities outside of the hours of operation. The special exception was approved for a term of three years, with an opportunity for renewal at the end of that period.
- November, 15 1993: BOS granted special exception amendment/renewal **SER/SEA 90-M-003** to renew the application and to amend the development

conditions to remove the term limit, and modify the conditions relating to activities on the site outside the hours of operation, and allow minor site improvements.

- July 7, 1997: BOS granted special exception amendment **SEA 90-M-003-2**, to allow a 2,950 square foot addition to the building. No other changes were proposed to the conditions limiting operations on the site. See Appendix 4 for conditions and plat.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning District:	Annandale Planning District
Planning Sector:	Indian Run Community Planning Sector (A3)
Plan Map:	Residential, 1 - 2 du/ac

There is no site specific Plan text for this property; see Appendix 5 for further text.

ANALYSIS

Special Exception Amendment Plat (Copy at front of staff report)

Title of SEA Plat:	MSNV Hillbrook
Prepared By:	Burgess & Niple
Original and Revision Dates:	November 2007 as revised through December 2008

The SEA Plat consists of four sheet. **Sheet 1** is a title sheet, and includes a vicinity map, a sheet index, zoning tabulations and notes, and a description of the proposed phases of the development. **Sheet 2** shows the existing conditions and existing vegetation. **Sheet 3** shows the proposed layout and landscaping for the development, and identifies in which phase each proposed improvement is included. **Sheet 4** includes the stormwater management details for the proposed development.

Proposed Uses

The applicant requests approval for a child care, nursery school and private school of general education for children ages 18 months through 8th grade (approximately 13 years of age). The child care would be limited to those students enrolled in the school (this campus) and children of staff (of this campus). The proposed maximum daily enrollment of 179 students includes all uses (child care, nursery school and private school of general education). Staff would be limited to a maximum of 24 on site at any one time in Phases 1 and 2, and 25 on site at any one time in Phase 3.

Hours of school operation are proposed to be 7 am to 6 pm (including instructional hours and before and after school care), with evening and weekend events as permitted by the development conditions. Under the current development conditions, the school is limited to an annual maximum of 14 week-night meetings (of more than 10 persons; no limit on meetings of less than 10 persons) and eight weekend events. No change has been requested to these limits. Under the current (and proposed) operational conditions, summer camp would be permitted as a typical accessory use to a school.

Phase 1

In Phase 1 of the development, the applicant proposes to modify the operational conditions as described above. In Phase 1, no physical changes are proposed to the site. The existing building (10,354 square feet) is located in the center of the site and is a one-story structure (15 feet in height).

Access in Phase 1 remains via the end of Pacific Lane. The existing parking area with 28 spaces, located to the north of the building, will remain unchanged. An existing playground area to the south of the building will be maintained in Phase 1.

Phase 2

In Phase 2, the applicant proposes to add a small (190 square feet) addition in the southwest corner of the existing building. Along with that construction, the roof of the surrounding area would be raised from the current 15 feet to 18 feet.

Phase 2 includes the option to make additional modifications to the playground area, including: the relocation of fencing create a larger playground space, the installation of a paved sport court at the southern end of the building, and minor grading with no tree removal within the playground area in order to provide a flat, un-paved surface for playing ball.

No additional operational changes are requested with Phase 2.

Phase 3

In Phase 3, the applicant proposes to add a larger addition to the rear (south side) of the school building. This addition would provide a multipurpose room (an indoor play space that would also be available for assemblies and group activities) and classroom space on the main floor, consisting of 4,850 square feet. A lower floor consisting of 1,800 square feet would be utilized for storage areas. Because the grade of the site falls off behind the existing building, in the area where the addition is proposed, the height of the new addition as measured in the Zoning Ordinance, would be a maximum of 40 feet. As measured from the floor of the existing building, the height would be 32 feet.

In Phase 3, the parking lot would be modified to create more efficient travel aisles to improve traffic flow, as well as an additional parking space. Phase 3 also includes a

potential new travel aisle along the eastern side of the school building leading to a new parking area with eight additional car spaces and one additional bus space.

The only additional operational change requested with Phase 3 is an increase from 24 to 25 staff persons allowed on site at any one time.

Landscaping and Vegetation

The site is characterized by mature vegetation, primarily deciduous. Trees shown to be removed include: five trees in the parking lot which will be removed to allow parking lot modifications; trees located along the eastern side of the building which will be removed for construction access for Phase 3 and the installation of stormwater management facilities, as well as the new parking and garden area; and trees directly to the south of the building which will be removed for the Phase 3 addition. The majority of the trees to be removed are located away from directly abutting residences.

Supplemental plantings are shown to be located along the southern boundary of the site, where mature vegetation provides a healthy canopy but little understory for ground-level screening, and along the northeastern boundary where the 25 foot-wide buffer will be partially graded, requiring replanting (instead of maintenance of existing vegetation).

Stormwater Management

No additional stormwater management is necessary with Phase 1 since no exterior changes are proposed; however, Phases 2 and 3 do add additional impervious surface; therefore, stormwater management is required with those phases. The applicant proposes to address stormwater management through a combination of methods including: preservation of existing vegetation; use of existing and new conservation easements; construction of a portion of the new roof as a "green" roof; paving some parking spaces and/or play courts with pervious pavement; and the use of underground facilities.

Land Use Analysis (Appendix 5)

The proposed use and intensity conform to the intent of the Comprehensive Plan in that a school can be compatible with residential development, with appropriate design and operation.

The Montessori School of Northern Virginia has been operating a private school of general education since 1967, with child care uses added in 1990. The proposed expansion of the school structure does not raise any significant land use issues. The SEA Plat shows a total expansion of the gross floor area from 10,354 square feet to 17,194 square feet (an increase of 6,840 square feet). While this is a significant increase over what is existing today, the height and location of the proposed additions are such that no new height is introduced in an area that is currently developed with low (one-story) building mass. Additionally, the majority of the additions will be located to the rear of the building, visible only from the directly adjacent properties. Finally, the

proposal would result in a floor area ratio of 0.12, which is 40% less than the maximum allowed in the R-2 District.

As noted, both proposed additions will be located at the rear (south) of the existing building and be constructed of building materials compatible with the existing structure. Architecturally, the 190 square foot bump-out addition proposed with Phase 2 and raised roof area will not be significantly different than the existing building. As depicted on the conceptual building section, the proposed Phase 3 addition will be located on a portion of the site which slopes downward. The 2-story portion of the addition will be higher than the proposed new and existing one story portion of the building, but will be located away from the closest residences. Sheet 3 of the SEA Plat demonstrates that the angle of bulk plane (45 degrees for front yard and 40 degrees for side and rear yards) and the building setback significantly exceed minimum zoning requirements. The proposed additions will be approximately 70 feet from the nearest residential lot boundary. This distance is greater than the current minimum separation (57 feet) between the existing school structure and nearest residential lot boundary. In response to staff's earlier concerns, the limits of clearing and grading have been tightened to maximize preservation of the existing mature tree canopy consisting of hardwood and evergreen trees. The revised plat now incorporates the outdoor play area within an existing vegetation area, as opposed to the complete removal of vegetation as shown in the original submission. Given the scale and interior siting of the proposed building additions which will be adequately buffered and screened by existing and new supplemental vegetation, staff concludes that the proposed additions will be compatible with the existing school structure as well as with the surrounding residential uses and parkland.

In staff's opinion, the intensity of the proposed use, as conditioned, is compatible with a residential neighborhood. With the imposition of the proposed development conditions, staff finds that proposal is in conformance with the land use recommendations of the Comprehensive Plan.

Transportation Analysis (Appendix 6)

During the review of the application, County staff had an opportunity to meet with the neighbors of the school to gain an understanding of their perspective, and their concerns about the current operation of the school and the proposed expansion. These concerns were taken into consideration in evaluating the subject proposal. County staff also has an interest in ensuring that the traffic impact of the proposal does not adversely affect the safety and operation of the local street network. A number of critical measures have been agreed to by the applicant to address traffic generation and vehicular impacts from the site which is summarized in the following text:

- The applicant has committed to meet specific objectives for trip generation including:

1. Generating no more trips with the proposed 179 students than those generated under the existing approved enrollment of 135 children. (160 trips in the morning peak and 105 trips in the afternoon peak).
2. Conducting follow-up analyses to ensure that trip goals are being met.
3. Imposing additional traffic reduction measures if the trip thresholds are not met, potentially including reductions in enrollment or shuttling of students to the site.

- A comprehensive program to implement trip reductions and reductions of trip impact is committed by the applicant. Measures include:

  1. Providing detailed written guidance to parents on drop-off and pick-up procedures.
  2. Instituting a carpool program with a coordinator assigned to its operation.

- The application also includes a before and after care element for students that will further disperse trips throughout the day. Drop off and pick up of children will take place on an intermittent basis reducing trip demand at specific periods of the day.

- The applicant also intends to institute a program to educate drivers coming to the school and enforce parking and driving standards within the surrounding community.

- A commitment to continued outreach to the surrounding community is proposed which includes appointing a liaison from the school to the community and the County.

- The applicant has committed to construct a cul-de-sac, or other approved turn-around at the terminus of Pacific Lane should VDOT determine this is necessary (which could potentially occur in conjunction with a site plan at Phase 2 or Phase 3).

In staff's opinion, with these commitments and the imposition of the proposed development conditions, the proposal will not have a negative impact on the surrounding street network because arrival and departure times will be spread through the provision of before and after school care, and a drop-off line will be utilized at high volume times to reduce back-up off site.

Environmental Analysis (Appendix 5)

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality Protection/Stormwater Management Best Management Practices (BMP): The subject property is located in the Cameron Run Watershed and the County's Chesapeake Bay Watershed. The increase in stormwater runoff from new impervious

surface associated with the proposed additions in Phases 1, 2 and 3a (building additions only) will not increase impervious surface by more than 20%; therefore, the phosphorous removal requirement under the County's Chesapeake Bay Preservation Ordinance (CBPO) for this proposal is 10%. Phase 3b (additional parking areas) will increase the impervious surface by more than 20%, therefore at this stage of development, the phosphorous removal requirement would be 40%. The stormwater management narrative indicates that water quality control requirements will be met through the use of open space credits (existing and proposed), bio-retention facilities, a "green" roof on the larger addition and underground storage and treatment facilities. A rain barrel is also connected to one of the roof drains and provides a minor supplemental BMP function.

The applicant's narrative included in the SEA Plat (Sheet 4) indicates that, with the installation of the new parking area in Phase 3, all water from the parking area (existing and proposed) will be captured and treated in the underground facilities. This is in excess of the SWM requirement to treat all *new* impervious surface.

As the existing parking lot (which was developed prior to current stormwater requirements) shows signs of erosion from run off, the applicant is encouraged to supplement the aforementioned stormwater management/best management practice measures with additional low impact development (LID) techniques. These could include rain gardens or landscaped islands within the parking lots, or infiltration trenches along the periphery of the parking lot. Because of the existing issues, the applicant is encouraged to explore low impact development techniques that could be installed with Phase 1, prior to the full reconstruction of the parking lot.

Adequate Outfall: The outfall narrative indicates that stormwater runoff associated with the building and related parking surface ultimately drains into the Indian Run stream valley and its associated one hundred year floodplain. The stormwater narrative indicates that the existing natural channel is adequate to handle the runoff from this site. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Landscaping and Tree Preservation/Restoration: As previously noted, the original proposal for this application depicted extensive limits of clearing and grading which could have resulted in a significant loss of existing mature vegetation. The revised plat now depicts the retention of much of the existing vegetation as well as incorporation of the outdoor play area into a tree preservation area. In addition, the applicant is proposing to preserve existing mature vegetation with some supplemental plantings along the periphery of the site to meet transitional screening requirements. Preservation of the existing vegetation and planting of new vegetation provides a natural transition between the school and surrounding neighborhood as well as between the school and stream valley park. Staff has further proposed standard development conditions relating to tree preservation, to be implemented at the time of site plan approval and site development.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-2 non-residential)		
Standard	**Required**	**Provided**
Lot Size	15,000 square feet	3.23 acres
Lot Width	100 feet	1,200 feet
Building Height	60 feet	18 feet (Phase 1 & 2) 40 feet (Phase 3 only)
Front Yard	45° ABP, not less than 35 feet (35 feet)	57 feet
Side Yard	40° ABP, not less than 15 feet (15 feet)	68.3 feet
Rear Yard	40° ABP, not less than 25 feet (34 feet)	70 feet
FAR	0.2	0.12
Open Space	No requirement	71%
Parking Spaces	28 spaces	Phase 1/2: 28 spaces Phase 3a: 29 spaces* Phase 3b: 37 spaces*
Transitional Screening & Barrier		
East, South & West (R-2)	25 foot wide screening strip Barrier D, E, or F (6 feet high)	**East**: minimum 25 foot wide buffer (existing vegetation / replanting), 6 foot chain link fence located around building & playground area **South**: 35 foot wide buffer (existing vegetation with supplemental planting), 6 foot chain link fence located around playground area **West**: minimum 25 foot wide buffer (existing vegetation / replanting) provided, 6 foot chain link fence located around building & playground area; 6 foot wood fence located along parking lot
Northeast (PDH-16)	none	15-25 foot wide buffer (existing vegetation and replanting) provided, no barrier

* Phase 3a consists of building modifications and modifications to the existing parking area. Phase3b consists of the additional parking and gardening area on the east side of the building.

Waivers/Modifications

Transitional Screening & Barrier: The applicant has requested a modification of the transitional screening in favor of that shown on the SEA Plat. Although the proposal meets the required buffer widths, the modification is requested to allow existing vegetation to be utilized. In locations where the understory is not well developed, the SEA Plat shows supplemental evergreen plantings to provide ground level screening, to be installed as recommended by the Urban Forester. Along the northeastern

boundary, where no buffer is required, a 25 foot wide buffer is shown. A portion of this buffer is proposed to be cleared to allow grading for the parking lot modifications associated with Phase 3, and then replanted. Staff believes that these modifications are reasonable and the least possible to accommodate necessary improvements to the site. With the imposition of proposed development conditions designed to protect the existing vegetation during construction and with the additional supplemental vegetation, staff believes that the requested modifications will not have a negative effect and therefore staff supports the requested modification.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed a development that preserves existing vegetation around the periphery of the site, and meets the requirements for transitional screening and buffers (with a modification to allow mature existing vegetation to remain). Access and parking for the site will continue to meet code requirements, and, with Phase 3, be improved over that existing today. No change is requested to the frequency of evening and weekend events. While additional students (and staff to serve those students) are requested, the primary physical intensification of the site (buildings) occurs away from the closest neighbors. As noted in the land use and transportation sections, with the imposition of the proposed development conditions, staff believes that the proposal does not unduly impact the surrounding neighborhood. Therefore, staff believes that, as conditioned, the proposal satisfies all of the General Special Exception Standards.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

The additional standards require that, in addition to meeting the lot size requirements for the Zoning District, the required lot size shall be determined by the Board, and shall provide for a sufficient amount of useable outdoor open space for each child that may be outside at any one time (100 square feet per child for children up to kindergarten aged; 200 square feet per child in grades K-3; and 400 square feet per child in grades 4-12). The SEA Plat shows a large playground area located to the rear (south side) of the building which meets the requirements for "useable outdoor open space." Because of the age range of the students proposed, staff has proposed a development condition that would limit the number of students using this area at any one time to that required by these standards, so that if the higher grades (4-8) are outside, fewer children might be allowed out at the same time than if the younger children are utilizing the space.

The additional standards further require the use to be located in an area with direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use. These standards recommend, as a general guideline, that schools with 76-660 students (179 are proposed with this application) be located on collector streets. Pacific Lane is deemed to be a local street; however, as noted in the transportation analysis, staff believes that, with the imposition of the proposed development conditions, the use will not generate undue traffic for the surrounding road network. The applicant has agreed to a development condition limiting traffic at the peak hours (morning and afternoon) to the levels generated today. With the additional students proposed, compliance with this condition will require the school to implement traffic reduction measures such as carpooling or busing and staggered pick up and drop off times. The condition also provides for periodic measurements and penalties to ensure compliance. With the imposition of these conditions, staff believes that the traffic impact of the use will not appreciably increase over that experienced at the current level of use.

The additional standards require that the site be designed to accommodate all pick-up and drop-off of students on-site. Under the current operations, occasional back-ups of the pick-up queue off-site have been noted by neighbors (though not observed by staff); but because of the design of the site, off-site queuing does not result in off-site pick-up and drop-off. Staff believes that the current design does provide for all pick-up and drop-off of students to occur on-site, and with the imposition of the condition that does not allow peak hour traffic to increase, no change to the off-site conditions should be noted. The Phase 3 reconstruction of the parking lot, with wider travel aisles to allow better on-site circulation should alleviate the off-site back-ups that are currently reported. Staff believes that these standards have been addressed, with the imposition of the proposed development conditions.

Finally, the additional standards require that the use be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

With the imposition of the proposed development conditions, staff believes that these standards have been addressed.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a special exception amendment to allow the expansion of an existing school/child care facility. As noted, staff believes that the impacts expected from such expansion will be ameliorated by the placement of the physical improvements away from the majority of the closest residences, preservation of significant mature tree cover, and imposition of transportation related conditions, (most significantly the commitment to keep peak hour traffic generation to no more than that currently generated by the site). Staff finds that the proposed use is of a design and intensity that is in conformance with the Comprehensive Plan, and with the imposition of development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 90-M-003-3 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements in favor of that shown on the SEA Plat, as conditioned.

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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit

3. Statement of Justification
4. Previously approved conditions & plat (SEA 90-M-003-2)
5. Plan Citations, Land Use and Environmental Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions Checklist
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 90-M-003-3

December 23, 2008

If it is the intent of the Board of Supervisors to approve SEA 90-M-003-3, located at 6820 Pacific Lane, Tax Map 71-2 ((8)) A and 93B, 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, which supersede all previously approved conditions (conditions carried forward from the previous approval essentially unchanged are marked with an asterisk *):

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

2. This Special Exception Amendment 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 Amendment 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 Amendment Plat, consisting of four sheets entitled "MSNV Hillbrook" prepared by Burgess & Niple, and dated November 2007, as revised through December, 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. If, with any future site plan, the Virginia Department of Transportation (VDOT) should decide that a cul-de-sac or other public turn-around is required at the terminus of Pacific Lane, a sufficient amount of land for such turn-around shall be dedicated and conveyed to the Board of Supervisors in fee simple and the turnaround constructed. Any such turn-around shall be deemed to be in conformance with the SEA Plat, and shall be designed to minimize clearing and grading. *

5. If, with any future site plan, the travel aisle between the terminus of Pacific Lane and the parking lot is deemed insufficient to meet Public Facility Manual standards, any widening shall be constructed on the side of the travel aisle adjacent to the school building, and the buffer on the opposite side shall not be impacted. *

6. A copy of these Special Exception Amendment 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. Contact information for the Zoning Enforcement Branch of the Department of Planning and Zoning shall be included in the posting. A summary of the operational provisions of these conditions shall be provided to parents at the beginning of each school year. *

7. Maximum daily enrollment (inclusive of the child care center and the nursery school/private school of general education) shall be limited to 179 children. The children enrolled at the facility shall be limited to those aged 18 months through 8th grade.

8. The number of faculty and staff on-site at any one time shall be limited to 24 in Phases 1 and 2; and 25 in Phase 3.

9. The hours of operation for the private school of general education, nursery school and child care shall be limited to 7:00 am to 6:00 pm, Monday through Friday, as further modified by the following conditions.

10. Classes shall start at least 20 minutes before or at least 10 minutes after the starting bell at Poe Middle School. Classes shall be dismissed at least 10 minutes before or 20 minutes after the dismissal bell at Poe Middle School. This shall not apply to before and after school child care.

11. Before and after school Child Care uses shall be further limited as follows:

    (a) Children enrolled in Child Care must be enrolled at the Hillbrook Campus of the school of general education, nursery school, child care center or be children of staff members of the Hillbrook Campus.

    (b) Child Care shall be provided only on school days and only during the regular hours of operation.

    (c) The number of children participating in the child care program shall not exceed 107 per day. These numbers shall be documented by the school so that they can be monitored and enforced by the County.

12. In order to avoid traffic on-site and spillover impacts onto the public street, ending times of classes shall be staggered. *

13. Meetings on weeknights exceeding 10 people shall not exceed 14 per school year and shall be over by 9:30 pm. Additionally, all parking for these meetings shall be accommodated on-site, and no more than 24 vehicles shall be permitted per meeting. *

14. (a) Weekend activities shall be limited to a maximum of eight times per year to provide an opportunity for events such as open houses, book fairs, fundraisers, elementary school graduations, annual meetings, community events and work

parties performing repairs and maintenance on the school. Any such weekend activities shall be restricted to the hours of 10:00 am to 6:00 pm on Saturday and 12:00 noon to 6:00 pm on Sunday. Parking for these weekend activities shall be accommodated on-site or managed as discussed in Condition #18e below.

(b) Commercial contractors, or groups of volunteers numbering less than 10 individuals, performing property repair, water removal and mowing are not considered to be "weekend activities" as described in this condition, and are not subject to these limitations. Outdoor work performed on weekends by commercial contractors shall be restricted to Saturdays unless commercial contractors can only perform such work on Sunday. Emergency repairs shall not be subject to this limitation. *

15. In addition to the meetings described in Development Conditions 13 and 14 above, ten school functions, including, but not limited to: holiday and annual school events, class programs, assemblies with guest performers, parent-child lunches (not to exceed two classes at any one time), parent volunteer appreciation events (not to exceed 20 parents per event), and parent teacher meetings, are permitted during the normal school year. These activities shall be limited as follows:

(a) A maximum of seven events may be held during the school day, Monday through Friday;

(b) A maximum of three events may be held after school hours on Monday through Thursday and shall be concluded by 9:30 pm.

Parking for these school functions shall accommodated on-site or managed as discussed in Condition #18e below. *

16. The applicant shall submit a calendar of all planned after hours meetings, weekend activities and school-wide events where parking may occur on public streets (as referenced in condition #18e) by the beginning of the school year to the President of Hillbrook/Tall Oaks Civic Association (HTOCA) and the 10 residences on Pacific Lane, Cherry Lane and Dodson Drive closest to the school. Any changes to the submitted calendar shall be submitted to the HTOCA and 10 residences at least two weeks in advance, except when off-site parking is anticipated, in which case changes shall be submitted at least one month in advance. As a minimum, this calendar and subsequent changes shall include the date of the activity, the type or purpose of the activity and the time frame, and off-site arrangements for parking, if any. *

17. The gate at the site entrance shall remain open during all hours of operation of the school and child care center and shall be closed at all other times, unless otherwise required by VDOT. A large reflective marker, such as an "End of the Road" marker, shall be placed on the gate for visibility when the gate is closed.

In addition, "no trespassing" signs shall be posted at the school entrance when the gate is closed to discourage loitering and unauthorized activity when the school is closed. The school shall take reasonable steps to enforce the no trespassing signs. *

18. A Transportation Management Plan (TMP) shall be implemented in order to manage Montessori School of Northern Virginia (MSNV) traffic in the Hillbrook/Tall Oaks neighborhood, and 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.

    Peak hours are determined by counting the combined inbound and outbound traffic in 15-minute intervals at the MSNV driveway. The morning and afternoon peak hour traffic counts are defined as the highest sum of four consecutive 15-minute counts. (The morning peak hour is generally about a half hour prior to and a half hour after school start time in the morning, the afternoon peak hour is generally about a half hour prior to and a half hour after the mid-day or afternoon dismissal, whichever hour generates the greater trip count.)

    The TMP shall include the following components:

    (a) ***TMP Coordinator***: An individual or school committee shall be designated to develop, implement, and monitor the plan and serve as a liaison with the Hillbrook/Tall Oaks Civic Association (HTOCA). Written notice of and contact information for the designated TMP Coordinator shall be provided to the HTOCA, 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) ***Transportation Procedure Manual***: Prior to the commencement of each school year, written information shall be provided to all parents and staff in the form of a Transportation Procedure Manual that clearly establishes the transportation procedures to be implemented, as well as restrictions on vehicular maneuvers when driving to or from the school. The procedures shall list penalties for traffic infractions or other violations of this manual. This information shall also be reviewed verbally with parents at Back to School Night. A copy of the Procedure Manual shall be provided annually to the HTOCA, FCDOT, and the Mason District Supervisor's Office. The Procedure Manual shall include, but not be limited to, all items in the subparagraph below titled "Vehicle Management and Enforcement."

(c) ***Trip Reduction***:

i. *Objectives*: The Trip Reduction goal is to limit all vehicular trips associated with the school to no more than 160 total trips (inbound and outbound) in the morning peak hour (as defined above) and 105 total trips (inbound and outbound) in the afternoon peak hour (as defined above). A trip is defined as one direction; therefore, a round trip pick up or drop off counts as two trips.

ii. *Monitoring*: At the start of each school year, a notice of school enrollment shall be provided to HTOCA. Beginning the first school year in which daily enrollment exceeds 135 students and continuing in accordance with the following subparagraph for so long as daily enrollment exceeds 135 students, analysis of traffic generated by the site shall be conducted. HTOCA shall be notified in advance of the date on which the traffic count will occur. The scope of this analysis shall be coordinated with and approved by Fairfax County. The date on which initial counts will be taken shall be a typical day in the month of October selected at random by the head of the school and not provided to staff or parents in advance. Copies of the analysis shall be submitted to HTOCA, FCDOT, and the Mason District Supervisor's office within 30 days of completion of traffic counts.

iii. *Trip Reduction Goal*. The trip reduction goal is met if the observed trip generation in the morning peak hour and the afternoon peak hour is less than or equal to that listed in this condition. If the data shows conformance with the goal, retesting shall not be required for a three year period, unless requested by FCDOT. If the trip reduction goal is not met for any study period, additional measures to reduce peak hour traffic shall be identified and implemented by the month of January of that school year. Retesting shall be required in April of the same school year, and continued annually (in accordance with this condition) until the goal is met, at which point retesting shall not be required for a three year period, unless requested by FCDOT.

If the goal is not met for any two consecutive years, further measures to reduce trip generation shall be identified in coordination with FCDOT, and implemented. These may include, but shall not be limited to, a reduction in student enrollment the following school year or mandatory shuttling of students. These further measures may be phased-out only if the trip reduction goal is met in a follow-up study; however, if in the year following the phase-out, the trip reduction goals are not met, these further measures (or other measures coordinated with FCDOT) shall be re-implemented until trip reduction goals are met.

d) ***Vehicle Management and Enforcement***: The following vehicle management procedures shall be implemented and shall be included in the Transportation Procedure Manual:

i. *Ridesharing*: Carpooling and shuttling by van or bus may be utilized as mechanisms to meet the Trip Reduction objectives in this condition, and to minimize daily vehicular trips to the school. Carpooling shall be encouraged by the school and zip code rosters shall be provided to all families to facilitate carpool arrangements.

ii. *Driving Restrictions*: Drivers shall be instructed not to make U-turns on any neighborhood street, not to block driveways or intersections, and not to turn around in residents' driveways. Drivers shall further be reminded to obey posted speed limits and all other traffic laws.

iii. *Enforcement*: MSNV shall provide HTOCA with contact information and procedures for reporting infractions defined in these conditions. MSNV shall keep records of all reported infractions, and maintain such records for a period of three years. MSNV shall have a written procedure for addressing reported infractions and for imposing penalties for repeated infractions. Upon written request by the President of the HTOCA, MSNV shall provide infraction summary reports to the HTOCA President.

(e) *Parking Management*: Parking for regular school operations shall be accommodated on-site or by shuttle service to an alternate site (by car, van or bus). Occasional school-wide events (weekday, weeknight or weekends) shall not be considered a part of the regular school operations, so long as these events do not exceed ten occurrences per year.

During such school-wide events, parking by school families on Pacific Lane shall be restricted to the north side of the street and on Dodson Drive to the west side of the street. Such on-street parking shall be in full conformance with all traffic regulations.

19. Any dumpster located on the property shall be enclosed by a solid barrier, as determined by the Department of Public Works and Environmental Service (DPWES). *

20. The number of children using the outdoor play area at any one time shall be in conformance with Par. 1 of Sect. 9-309 and Par. 1 of Sect. 9-310 of the Zoning Ordinance. The playground shall not be used before 9:30 am or after 5:00 pm.

21. Beginning with the first school year following approval of this application, MSNV shall coordinate an annual meeting with the HTOCA to be held on a mutually acceptable date in the spring of each year. On or before this annual meeting, MSNV will deliver an annual report to HTOCA that provides a summary of reported infractions to the Driving Restrictions outlined in these conditions for the current school year, and provides expected enrollment numbers for the upcoming year. In addition, at least two weeks prior to this annual meeting, MSNV will submit to HTOCA, for review and comment, any proposed changes to the Transportation Procedure Manual. The HTOCA may, at its discretion,

elect to waive the annual meeting upon providing written notice to MSNV; however, MSNV must submit the annual report regardless of whether HTOCA elects to waive the annual meeting.

22. The applicant shall allow unannounced on-site inspection by any County health, safety or zoning enforcement official. *

23. The applicant shall file with the Mason District Police substation, the Hillbrook/Tall Oaks Civic Association and the Annandale Fire Department the names and telephone numbers of at least five individuals who can be contacted in case of an emergency or problem with the school after normal school hours. *

24. The applicant shall meet all county requirement regarding the posting of signs and shall coordinate with the Hillbrook/Tall Oaks Civic Association prior to putting up any permanent signs which can be readily viewed by neighbors. *

25. The applicant shall maintain the existing speed bump located at the entrance of the school so as to continue to slow vehicles entering and exiting the premises. *

26. (a) The limits of clearing and grading as shown on the SEA Plat shall be strictly observed, 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 outside of the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by Urban Forest Management, DPWES (UFM). A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas outside the limits of clearing and grading that must be disturbed.

    (b) In the area shown on the SEA Plat for "minor grading for optional pervious surface ball field," minor grading may be permitted, so long as it is determined by UFM that such grading will not be detrimental to the existing trees and such grading is done in a manor approved by UFM. The "pervious surface ball field" shall be a natural surface.

27. 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 SEA 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.

28. At the time of the first and subsequent site plan submissions, a tree preservation plan shall be submitted. The preservation plan shall be prepared a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES. The tree preservation

plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and 20 feet to either side of the limits of clearing and grading shown on the SEA Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA Plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

29. The services of a certified arborist or landscape architect shall be retained by the applicant, and the limits of clearing and grading shall be marked by said arborist of landscape architect with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation.

30. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

    All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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 (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection

devices, the UFM, DPWES, shall be notified and given the opportunity to inspect the site to ensure 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 the UFM, DPWES.

31. Root pruning shall occur, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

    - 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, or demolition of structures.
    - Root pruning shall be conducted with the supervision of a certified arborist.
    - An UFM, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

32. During any clearing or tree/vegetation/structure removal on the subject property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFM. The services of a certified arborist or landscape architect shall be retained by the applicant to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFM, DPWES."

33. All necessary steps and actions (as determined by UFM) shall be taken by the applicant to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SEA Plat to be preserved, including those located outside the limits of clearing and grading. 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, restoration and remuneration by the applicant shall be provided by:

    a) the removal of the above ground portions of trees;

    b) restoration of understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM); and

c) restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.

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 as evidenced by the issuance of a new Non-residential Use Permit for the increased enrollment of Phase 1, 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 17, 2008
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 1005196

in Application No.(s): SEA 90-M-003-03
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
The Montessori School of Northern Virginia, Inc.	6820 Pacific Lane Annandale, Virginia 22003	Applicant/Title Owner of Tax Map 71-2 ((8)) 93B and A
Agents: Katherine E. Gasparek Hope A. S. Canning Olga E. Mitchell Mary M. Masters Julianne Mueller (nmi) Julia L. Kurtz Cathy A. Liss		

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: November 17, 2008
(enter date affidavit is notarized)

1005196

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Burgess & Niple, Inc. Agents: Dennis M. Thomas Michael P. Chauncey James L. McCormack	4160 Pleasant Valley Road Chantilly, Virginia 20151	Civil Engineer/Agent
James William Ritter Architect Agents: James W. Ritter Heather L. Grutzius	814 King Street, 3rd Floor Alexandria, Virginia 22314	Architect/Agent
M.J. Wells & Associates, Inc., f/k/a M.J. Wells & Associates, LLC Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham (former) Tara E. Wiedeman (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 17, 2008
(enter date affidavit is notarized)

1005196

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number(s))

==========

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
The Montessori School of Northern Virginia, Inc.
6820 Pacific Lane
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
A non-profit organization with no shareholders.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: November 17, 2008
(enter date affidavit is notarized)

100519b

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
James D. Edwards
Mark R. Rowland

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
James William Ritter Architect
814 King Street, 3rd Floor
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
James William Ritter

==========

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: November 17, 2008
(enter date affidavit is notarized)

1005196

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc., Former Sole Member

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.

==========

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: November 17, 2008
(enter date affidavit is notarized)

100519e

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 17, 2008
(enter date affidavit is notarized)

100519b

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number(s))

==========

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 17, 2008
(enter date affidavit is notarized)

100519b

for Application No. (s): SEA 90-M-003-03
(enter County-assigned application number(s))

==========

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 90-M-003-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

100519b

DATE: November 17, 2008
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
None

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

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

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Sara V. Mariska
(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 17 day of November 20 08, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Fallin
Notary Public

My commission expires: 11/30/2011

APPENDIX 3

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

December 5, 2007

RECEIVED
Department of Planning & Zoning
DEC 07 2007
Zoning Evaluation Division

Via Hand Delivery

Regina C. Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment Application (SEA 90-M-003-3)
Applicant: Montessori School of Northern Virginia

Dear Ms. Coyle:

Please accept the following as a statement of justification for a special exception application on property identified among the Fairfax County tax map records as 71-2 ((8)) 93B and A (the "Subject Property").

The Subject Property is located on Pacific Lane in the Mason Magisterial District. The Subject Property contains approximately 3.23 acres, which includes adjacent right-of-way abandoned and vacated by the Board of Supervisors. The Subject Property is zoned to the R-2 District and surrounding properties are zoned to the R-2 and PDH-16 Districts. The surrounding area is primarily developed with single family homes.

The Subject Property is currently operated as a nursery school, child care center, and private school of general education. A school use was originally approved on the Subject Property with the granting of a special permit by the Board of Zoning Appeals in 1967, permitting 150 students. A special permit amendment was granted in 1980 to allow students up to age twelve (12). A subsequent special exception was granted in 1990 to change the permitted age of students to 2 to 9 years; reduce the maximum daily enrollment to 135 students; increase the hours of operation; and allow after-hour activities. A delayed approval of the 1990 special exception application, granted in 1993, allowed changes in use. The most recent application approved by the Board of Supervisors on July 7, 1997, allowed building and site modifications.

The Applicant proposes to continue to operate a private school of general education and nursery school and child care center in a similar manner to the existing approval. In addition to the student number increase and age change, the Applicant does propose to make site modifications; specifically, improvements to the existing building as a second and third phase of development. The first phase of the proposal does not include any physical modifications to the existing improvements. Phase two is an addition containing 190 square feet that would allow an

existing classroom on the Subject Property to be used as a multi-purpose room. Phase three is an addition of 5,344 square feet at the rear of the existing building. This addition will allow for one more classroom and smaller rooms, dedicated for special activities, such as music and language instruction, and a wider variety of educational opportunities. Both additions are located on the interior of the Subject Property and a perimeter of existing mature vegetation will be preserved adjacent to residentially developed properties. This buffer will mitigate any visual impacts on the community. Further, the Phase three addition will have a green roof. This low impact development technique will minimize any impacts on the environment associated with the proposed construction. Lastly, a fenced playground will continue to be provided for the students in a similar configuration to the existing playground.

The student enrollment is proposed to increase to 179, and the age of the students is proposed to increase to allow classes from 18 months through eighth grade. The Applicant also proposes to modify several existing development conditions to allow more flexibility for existing and proposed operations. The existing conditions impose burdensome restrictions that may be removed without adversely impacting the surrounding residential community.

The proposed improvements to the Subject Property are necessary to enhance the existing facilities and allow for school growth to meet existing community demands. The Applicant's proposal will benefit the surrounding community as a wider range of opportunities will be available to parents. The proposed improvements will be designed in scale and constructed of materials that are similar to the existing building. The existing building is a one story structure that has residential characteristics. Existing topography and vegetation screen the building from the adjacent neighborhood. Parking will continue to be provided in front of the building, but will be reconfigured to accommodate the proposed improvements. The Applicant has strict procedures to minimize the amount of time spent on the Subject Property during pick up and drop off. The Applicant plans to operate the proposed facilities in conjunction with another campus in the Mason District; thereby, substantially reducing the Applicant's expansion needs at the Subject Property.

The Subject Property is located within the Annandale Planning District of the Area I Comprehensive Plan (the "Plan"); specifically, within the Indian Run Community Planning Sector. The Plan identifies this area as largely developed with stable residential neighborhoods. The Plan does not offer any specific guidance with regard to future development of the Subject Property. Because the Applicant's proposal is a compatible use to residential development, and within the intensity permitted by the Zoning Ordinance, it is in conformance with the Plan.

In accordance with Section 9-011 of the Zoning Ordinance, please accept the following information:

- The type of operation proposed is the continued operation of a private school of general education, nursery school and child care center.

- Hours of operation:

  The hours of operation of the Subject Property shall be 7:00 a.m. to 6:00 p.m. The nursery school and general education hours will be shorter than the overall school hours, but within the same total operating hours. Before and after school care, defined by the Zoning Ordinance as child care, will be available for students enrolled in the nursery school and private school of general education.

  The Subject Property will operate as a school from September to June, approximately following the Fairfax County public school schedule, and as an educational summer camp from June through August.

- The total number of proposed students is 179. The students may be within an age range of 18 months to 8th grade.

- The estimated number of employees is a maximum of 24 on site at any one time in Phase one and two and is proposed to increase by one to 25 in Phase three.

- Based on standard Institute of Transportation Engineers (ITE), 7th Edition, Trip Generation Rates/Equations, the proposed modifications will generate approximately 39 additional trips during the peak a.m. hour and 27 additional trips during the peak p.m. hour. These projections do not account for those trips currently generated by the existing school programs, which is approximately 122 trips during the peak a.m. hour, and approximately 82 trips during the peak p.m. hour. The incremental increase in trips associated with the Applicant's proposal will be less than the estimates provided herein. The Applicant encourages the use of carpools and priority admittance is afforded to siblings of current students. As a result, the typical number of vehicle trips associated with these uses will be further reduced.

- The general area to be served by the proposed school and related uses is approximately a five (5) to ten (10) mile radius.

- The Applicant will retain the existing structure that is located on the Subject Property and the proposed addition will be constructed of compatible building materials.

- The Applicant is unaware of any known hazardous or toxic substances that will be utilized or stored on the Subject Property.

- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and applicable conditions except as specifically noted on the special exception plat.

The Applicant proposes to modify a number of the development conditions applicable to the current approval. The number of students, the age of the students, and the hours of operation will be consistent with what is described herein. The existing conditions that impose limitations on the number of meetings per year; the hours of meetings; and the number of attendees are cumbersome and unduly restrictive. These conditions are intended to limit adverse impacts on the neighboring community. The Applicant believes that this objective may be accomplished in a manner that is more reasonable without compromising the intent. The Applicant proposes to limit weekday (Monday through Friday) school activities, occurring after operating hours and exceeding 26 people, to twenty per year. Weekend (Saturday and Sunday) activities exceeding 26 people shall be limited to twelve events per year. The Applicant shall transmit a calendar of events to the adjacent Hillbrook/Tall Oaks Civic Association and post a calendar on the Applicant's website. The restrictions will be simpler and easier to monitor than the existing conditions. Specific proposed conditions will be submitted as this application is evaluated by staff and the community.

The Applicant's proposal is in harmony with the purpose and intent of the Zoning Ordinance and the recommendation of the Plan. The private school of general education, nursery school and child care center will continue to be a community-serving use that is convenient to the surrounding residents. The modifications proposed by the Applicant will permit a wider range of education options and more flexibility for daily operations that will benefit the students. The Applicant offers an alternative quality educational experience as a supplemental option to the public school programs, as well as much needed additional pre-school education options. Allowing a wider range of ages will allow a more complete educational foundation and establishes an appropriate transition to high school. The activities on the Subject Property will be operated in conjunction with a proposed school to be operated by the Applicant in the Mason District.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Lynne J. Strobel

Lynne J. Strobel

Enclosures

cc: Katie Gasparek, Hope Canning, Betsy Mitchell, Dennis Thomas, Jim Ritter, Heather Grutzius, Robin Antonucci, Sara V. Mariska, Martin D. Walsh

{A0130842.DOC / 1 SOJ Ltr 12-5-07 - Hillbrook 001048 000002}

APPENDIX 4

FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

July 22, 1997

Tracy L. Steele, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359

RE: Special Exception Amendment
Number SEA 90-M-003-2

Dear Ms. Steele:

At a regular meeting of the Board of Supervisors held on July 7, 1997, the Board approved Special Exception Amendment Number SEA 90-M-003-2 in the name of The Montessori School of Northern Virginia, Incorporated, located at Tax Map 71-2 ((8)) 93B, for use as a private school of general education, nursery school and child care center pursuant to Section 3-204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions shall supersede all previous conditions.

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

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

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled Montessori School of Northern Virginia, Inc., and prepared by Ballato & Associates which is dated December 3, 1996, as revised through January 23, 1997, and these conditions, except that:

A. If, in the future, the Virginia Department of Transportation (VDOT) should decide that a cul-de-sac is required at the terminus of Pacific Lane, the Montessori School of Northern Virginia shall dedicate and convey in fee simple to the Board of Supervisors a sufficient amount of land to provide such cul-de-sac. In the event VDOT desires to place the cul-de-sac on school grounds, the school shall pay for the cost of bringing this ground to finish grade level.

B. If, in the future, VDOT or the County should decide that the access road at the terminus of Pacific Lane to the parking lot needs widening, the Montessori School of Northern Virginia shall maintain the present buffer between itself and the adjacent property and shall widen the road on the school building side as approved by VDOT.

4. The stormwater management facility depicted on the Special Exception Amendment Plat shall be separately fenced from the play area.

5. The maximum daily enrollment for the private school of general education, nursery school and child center shall be 135 students.

6. The hours of operation for the private school of general education and nursery school shall be limited to 9:00 a.m. to 3:00 p.m., Monday through Friday during the normal school year.

7. Enrollment in the private school of general education, nursery school and child care center shall be limited to children two (2) to nine (9) years of age.

8. Meetings during weekdays after normal school hours (9:00 a.m. to 3:00 p.m. during the normal school year) exceeding 10 people shall not exceed 14 per school year and shall be over by 9:30 p.m. Additionally, all parking for these meetings shall be accommodated on-site and no more than 24 vehicles shall be permitted per meeting.

9. Weekend activities shall be limited to eight (8) times per year to provide an opportunity for events such as open houses, book fairs, fundraisers, elementary school graduations, annual meetings, community events and work parties performing repairs and maintenance on the school. All weekend activities shall be restricted to Saturday from 10:00 a.m. to

6:00 p.m. or Sunday from 12:00 p.m. to 6:00 p.m. Commercial contractors, or volunteers numbering less than 10 individuals performing property repair, water removal and mowing are not subject to the eight (8) times per year limitation. Outdoor work performed on weekends by commercial contractors shall be restricted to Saturdays unless commercial contractors can only perform such work on Sunday. Emergency repairs shall not be subject to this limitation. Parking for these weekend activities shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site subject to the approval by the Zoning Administration Division of the Office of Comprehensive Planning (OCP). Should a shared parking agreement be determined to be necessary, in accordance with the provisions of Article 11 of the Zoning Ordinance, such agreement shall be subject to the approval of the Board of Supervisors.

10. In addition to the meetings described in Development Conditions 8 and 9 above, ten (10) school functions, including, but not limited to, holiday and annual school events, class programs, assemblies with guest performers, parent-child lunches (not to exceed two (2) classes at any one time), parent volunteer appreciation events (not to exceed twenty (20) parents per event), and parent teacher meetings, are permitted during the normal school year. These activities shall be limited as follows:

    A. A maximum of seven (7) events may be held during the school day (9:00 a.m. to 3:00 p.m.) On Monday through Friday;

    B. A maximum of three (3) events may be held after school hours on Monday through Thursday and shall be concluded by 9:30 p.m.

    Parking for these school functions shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site subject to the approval by the Zoning Administration Division of OCP. Should a shared parking agreement be determined to be necessary, in accordance with the provisions of Article 11 of the Zoning Ordinance, such agreement shall be subject to the approval of the Board of Supervisors.

11. The applicant shall submit a calendar of all planned after hour meetings, weekend activities and school functions by the beginning of the school year to the President of Hillbrook/Tall oaks Civic Association and the 10 residences on Pacific Lane, Cherry Lane and Dodson Drive closest to the school. Any changes to the submitted calendar shall be submitted to

the Civic Association and 10 residences at least two (2) weeks in advance, except when off-site parking is anticipated when such changes shall be submitted one (1) month in advance. As a minimum, this calendar and subsequent changes shall include the date of the activity, the type or purpose of the activity and the time frame, and off-site arrangements for parking, if any.

12. Extended child care is permitted on-site in accordance with the following restrictions:

    A. Children receiving extended child care must be enrolled in the school of general education, nursery school, child care center or be children of staff members.

    B. Extended child care shall be provided only on school days and only between the hours of 7:00 a.m. and 9:00 a.m. and between 3:00 p.m. and 6:00 p.m. and only during the normal school year.

    C. The number of children participating in the extended child care program shall not exceed 50 per day. These numbers shall be documented by the school so that they can be monitored and enforced by the County's Zoning Enforcement Branch.

    D. If extended child care is provided as described above, the number of cars coming into the school shall be minimized by the school appointing a Ride Share Coordinator to determine the residences of children needing child care and scheduling car pools, van pools and buses so as to reduce the number of vehicle trips to the site. A copy of the ridesharing strategy and schedule shall be available to the Neighborhood and Advisory Committee, if requested. The number of cars dropping off and picking up children in extended child care shall not exceed fifteen (15) per day, exclusive of staff cars. Staff cars, transporting extended child care participants, shall be limited to ten (10) per day.

13. The gate at the site entrance shall remain open during all hours of operation of the school and child care center and shall be closed at all other times, unless otherwise required by VDOT. A large reflective marker, such as an "End of the Road" marker, shall be placed on the gate for visibility when the gate is closed. In addition, no trespassing signs shall be posted at the school entrance when the gate is closed to discourage loitering and unauthorized activity when the school is closed. The school shall take reasonable steps to enforce the no trespassing signs.

14. In order to avoid traffic on-site and spillover impacts onto the public street, departure times of children at noon shall be staggered.

15. Transitional Screening 1 shall be provided along the western and southern boundaries. Existing vegetation shall be used where possible to satisfy this requirement, provide it is supplemented where necessary to meet the planting requirements of Transitional Screening 1. The need for supplemental plantings shall be determined by the Urban Forestry Branch in coordination with the applicant and the Hillbrook/Tall Oaks Civic Association. At a minimum, supplemental plantings shall be provided along the western boundary in the vicinity of the parking lot in order to screen the parking from the adjacent residential property.

16. Any dumpster located on the property shall be enclosed by a solid barrier, as determined by Department of Environmental Management (DEM).

17. A public access easement having a minimum width of 15 feet shall be provided extending from Indian Run Stream Valley Park and the dedicated street parcel.

18. The number of children using the outdoor play area at any one time shall not exceed seventy-five (75) or as otherwise provided by law. The playground shall not be used before 9:30 a.m. or after 5:00 p.m.

19. The number of faculty and staff on-site at any one time shall be limited to twenty (20).

20. The applicant shall meet with the Hillbrook/Tall Oaks Civic Association periodically, or when appropriate, to maintain communication on the continuing operation of the school and any issues that may concern the surrounding community. Either part may request a meeting. Such meetings shall be scheduled at least two weeks in advance and shall be held at a reasonable time and location.

21. The applicant shall allow unannounced on-site inspection by any County health, safety or zoning enforcement official.

22. The applicant shall file with the Mason District Police substation, the Hillbrook/Tall Oaks Civic Association and the Annandale Fire Department the names and telephone numbers of at least five (5) individuals who can be contacted in case of an emergency or problem with the school after normal school hours.

23. The applicant shall meet all county requirements regarding the posting of signs and shall coordinate with the Hillbrook/Tall Oaks Civic Association prior to putting up any permanent signs which can be readily viewed by neighbors.

24. The applicant shall maintain the existing speed bump located at the entrance of the school so as to continue to slow vehicles entering and exiting the premises.

25. The applicant shall take strong measures to ensure that parents and staff obey all posted speed limits, traffic signs and laws when driving through the Hillbrook/Tall Oaks neighborhood; such measures will be coordinated with the Hillbrook/Tall Oaks Civic Association.

26. A copy of these Special Exception Amendment conditions shall be posted in a conspicuous place on the subject property and be made available to the public and all Departments of the County of Fairfax during hours of permitted use.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment 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 Amendment. 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.

The Board also reaffirmed the waived of the barrier requirement along the western and southern boundaries of the subject site.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

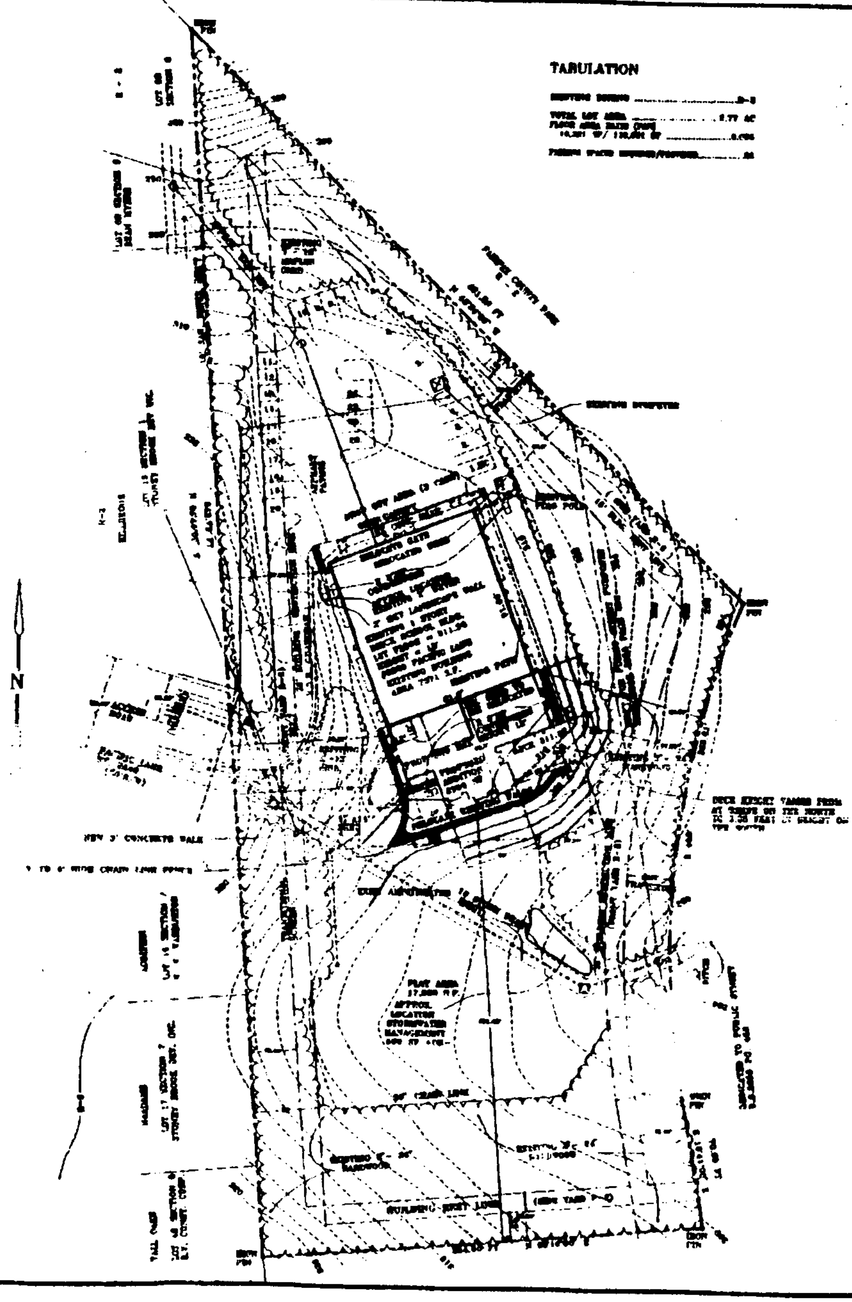
NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acqu. & Planning Div., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUL 28 1997

ZONING EVALUATION DIVISION



TABULATION

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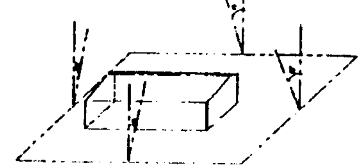

NOTES

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SPECIAL EXCEPTION AMENDMENT
MONTESSORI SCHOOL OF
NORTHERN VIRGINIA, INC.
ANNANDALE, VIRGINIA

JJB	12/3/96
DD	1/8/97

Civil Engineering Planning Development Services
Lallato & Associates
C325 Brofferton Court

1" = 30'

C1

1 of 1

MONT1001

County of Fairfax, Virginia

MEMORANDUM

December 22, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: SEA 90-M-03-03
Montessori School of Northern Virginia

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject special exception application for this property and the revised special exception plat, dated December 1, 2008. The extent to which the application is in harmony with the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION:

The 3.23 acre subject property is zoned R-2 District (residential) and is developed with a nursery school, child care center and private school of general education for a maximum enrollment of 135 students. The applicant seeks to amend the previously approved special exception which may occur in three phases. For Phase I, the enrollment would increase from 135 to 179 students and would change the permitted age of students from 2-9 years to 18 months-eighth grade. No physical improvements are proposed in Phase I. The proposed hours of operation will be 7 a.m. to 6 p.m. The school will be open from September to June and the facility will operate as an educational summer camp from June through August. The maximum number of employees on site at any one time is 24 persons for Phases I and II and 25 persons for Phase III. As part of Phase II, a 190 square foot addition to an existing classroom is proposed with the option to increase the height of a 57'x57' area on the southwest corner of the building to 18' in height. In Phase III a 6,650 square foot addition is proposed. The site has access off of Pacific Lane. For Phase I, the floor area ratio (FAR) would remain at 0.074; for Phase II the FAR would slightly increase to 0.075 and for Phase III the FAR would be 0.12. The maximum allowable FAR in the R-2 District is 0.20. Currently 28 parking spaces are provided and a maximum of nine additional parking spaces may be added during Phase III. 28 parking spaces and 1 loading space would be required under the Zoning Ordinance for all proposed phases of development.

LOCATION AND CHARACTER:

The subject property is located east of the McAdams–Hillbrooke Subdivision. To the south, east and west of the subject property is an area planned for residential use at 1-2 dwelling units per acre and developed with single family homes in the R-2 Zoning District. Immediately north of the subject property is the Indian Run Stream Valley Park.

COMPREHENSIVE PLAN CITATIONS:

Land Use:

Fairfax County Comprehensive Plan, 2007 Edition Area I, Annandale Planning District, as amended through August 6, 2007, A-3 Indian Run Community Planning Sector, pages 73 - 75 states:

> "The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. . . .
>
> 5. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. "

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Land Use section as amended through September 22, 2008, Appendix 3, Locational Guidelines for child care facilities, page 17, states:

> "In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:
>
> 1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
>
> 2. Child care facilities should be located and designed to ensure the safety of children.
>
> 3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.

4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.

5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community."

Environment:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Minimize the amount of impervious surface created.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements . . . .
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

"Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

"Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

Comprehensive Plan Map: Residential use at 1-2 dwelling units per acre

LAND USE ANALYSIS:

The Montessori School of Northern Virginia is operating a nursery school, child care center and private school of general education at a maximum enrollment of 135 students on the subject property. The school is requesting changes to the maximum enrollment (from 135 to 179 students), student age (from 2-9 years to 18 months-8th grade) and site modifications, including two new building additions. The school structure, as proposed, would ultimately be expanded by 6,840 square feet and would result in 17,194 gross square feet at .12 FAR. The applicant is seeking modifications to the transitional screening

requirements along the property's northwest, southwest, south and southeast boundaries in favor of the existing mature tree cover in those areas.

Use, Intensity and Compatibility

This childcare center and school of general education has been operating at this location since 1967. The proposed expansion of the school structure does not raise any significant land use issues. Both proposed additions will be located at the rear of the existing building and be constructed of compatible building materials. The 190 square foot bump-out addition is located in the 57' x 57' area on the south side of the existing building which is proposed to be increased to 18' in height. As depicted on the conceptual building section, the proposed 6,650 square foot, 1 to 2-story addition will be located on a portion of the site which slopes downward. The 2-story portion of the addition will be about 14 feet above the proposed new and existing one story portion of the building. On page 3 of the special exception plat, the applicant demonstrates that the angle of bulk plane (45 degrees for front yard and 40 degrees for side and rear yards) and the building setback significantly exceeds minimum zoning requirements. The proposed additions will be at least 70 feet from the nearest residential lot boundary. This distance is greater than the current minimum separation (57 feet) between the existing school structure and nearest residential lot boundary. In response to staff's earlier concerns, the limits of clearing and grading have been tightened to maximize preservation of the existing mature tree canopy consisting of hardwood and evergreen trees. The revised plat now incorporates the outdoor play area within an existing vegetation area, as opposed to the complete removal of vegetation as shown in the original submission. Given the scale and interior siting of the proposed building additions which will be adequately buffered and screened by existing and new supplemental vegetation, staff concludes that the proposed additions will be compatible with the existing school structure as well as with the surrounding residential uses and parkland.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality Protection/Stormwater Management Best Management Practices (BMP): The subject property is located in the Cameron Run Watershed and the County's Chesapeake Bay Watershed. The stormwater narrative indicates that applicant will meet the phosphorous removal requirement for the County's Chesapeake Bay Preservation Ordinance (CBPO) either as a redevelopment or as a new development, whichever is applicable at the time that Phase III is constructed. The narrative also indicates that water quality control requirements will be met through the use of open space credits (existing and

proposed), a bio-retention facility, a "green" roof on the larger addition, use of pervious surfaces and through the use of excess BMP/phosphorous removal credits established with a prior minor site plan for the property which was approved in 1997. A rain barrel is also connected to one of the roof drains and provides a minor supplemental BMP function.

As part of the stormwater improvements, a bioretention facility or an underground stormwater management vault will be installed on the southeast side of the site to provide detention as well as water quality improvement. The applicant is encouraged to supplement the aforementioned stormwater management/best management practice measures with low impact development techniques such as rain gardens, landscaped islands within the parking lots or infiltration strips along the periphery of the parking lot. Such measures will not only provide additional infiltration benefit but will soften the visual impact of the development.

Adequate Outfall: The outfall narrative indicates that stormwater runoff associated with the school, child care center and related parking surface ultimately drains into the Indian Run stream valley and one hundred year floodplain. The stormwater narrative indicates that existing natural channel is adequate to handle the runoff from this site. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

Landscaping and Tree Preservation/Restoration: As previously noted, the original proposal for this application depicted extensive limits of clearing and grading which could have resulted in a significant loss of existing mature vegetation. The revised plat now depicts the retention of much of the existing vegetation as well as incorporation of the outdoor play area into a tree preservation area. In addition, the applicant is proposing to preserve existing mature vegetation with some supplemental plantings along the periphery of the site to meet transitional screening requirements. Preservation of the existing vegetation and planting of new vegetation provides a natural transition between the school and surrounding neighborhood as well as between the school and stream valley park.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan does not depict any trails adjacent to the subject property.

PGN: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: December 22, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief MAD for AKR
Site Analysis Section, DOT

FILE: 3-5 (SE 90-M-003)

SUBJECT: SE 90-M-003; The Montessori School of Northern Virginia, Inc.
Land Identification Maps: 71-2 ((8)) 93B, A

This department has reviewed the subject request including the Special Exception Plat dated November 2007 and revised through December 2008 and the draft conditions dated December 23, 2008. Our comments are noted below.

During the review of the application, County staff had an opportunity to meet with the neighbors of the school and gain an understanding of their perspectives of their concerns about the current operation of the school and the proposed expansion. These concerns were taken into consideration in evaluating the subject proposal. This department also has an interest in ensuring that the traffic impact of the proposal does not adversely affect the safety and operation of the local street network. A number of critical measures have been agreed to by the applicant to address traffic generation and vehicular impacts from the site. These are summarized in the following text.

- The applicant commits to a maximum enrollment of 179 students.

- The applicant has also committed to meet specific objectives for trip generation including:

  1. Generating no more trips than those generated under the existing approved enrollment of 150 children. These limits are 160 trips in the morning peak and 105 trips in the afternoon peak.
  2. Agreeing to conduct follow-up analyses to ensure that trip goals are being met.
  3. Committing to impose additional measures if the trip thresholds are not met including reductions in enrollment or shuttling of students to the site.

- A comprehensive program to implement trip reductions and reductions of trip impact is committed by the applicant. Measures include:

  1. Providing detailed written guidance to parents on drop-off and pick-up procedures.
  2. Instituting a carpool program with a coordinator assigned to its operation.

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

- The application also includes a before and after care element for students that will further disperse trips throughout the day. Drop off and pick up of children will take place on an intermittent basis reducing trip demand at specific periods of the day.

- The applicant also intends to institute a program to educate drivers coming to the school and enforce parking and driving standards within the surrounding community.

- A commitment to continued outreach to the surrounding community is proposed which includes appointing a liaison from the school to the community and the County.

- The applicant has committed to construct a cul-de-sac at the terminus of Pacific Lane should VDOT determine it is necessary at the start of construction of Phase 2 of the proposed development.

AKR/MAD

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

☐ ☑

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:

   A. That area not covered by buildings or required off-street parking spaces.

   B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.

   C. Only that area which is developable for active outdoor recreation purposes.

   D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title63.2, Chapter 17 of the Code of Virginia.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

   A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and

   B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

   Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

   For the purpose of this provision, usable outdoor recreation area shall be limited to:

   A. That area not covered by buildings or required off-street parking spaces.

   B. That area outside the limits of the required front yard.

   C. Only that area which is developable for active outdoor recreation purposes.

   D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch