



APPLICATION ACCEPTED: October 4, 2010
PLANNING COMMISSION: February 9, 2011
BOARD OF SUPERVISORS: February 22, 2011 @ 3:30 pm

County of Fairfax, Virginia

January 26, 2011

STAFF REPORT

APPLICATION SE 2010-DR-024

DRANESVILLE DISTRICT

APPLICANT: Discovery Woods Learning Community, LLC

PRESENT ZONING: R-1

PARCEL(S): 19-4 ((1)) 6, 11

ACREAGE: 1.48 ac

FAR/DENSITY: 0.04

PLAN MAP: Residential use at .5-1 dwelling units per acre

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

PROPOSAL: Approval of a special exception for a Private School of General Education with a maximum daily enrollment of 26 students with a Child Care Center.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2010-DR-024, subject to the development conditions found in Appendix 1 of this report.

Staff recommends approval of a waiver of the on-road bike lane requirement along Towlston Road.

Staff recommends approval of a waiver of the frontage improvements along Leesburg Pike and Towlston Road.

S. Zottl

Staff recommends approval of a waiver of the transitional screening and barrier requirement along Leesburg Pike;

Staff recommends approval of a waiver of the barrier requirement along Parcel 19;

Staff recommends approval of a waiver of the service drive requirement along Leesburg Pike.

Staff recommends approval of a waiver of the trail requirements along Leesburg Pike and Towlston Road.

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

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

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

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

N:\SE\SE 2010-DR-024 Discovery Woods\Staff Report Cover.doc



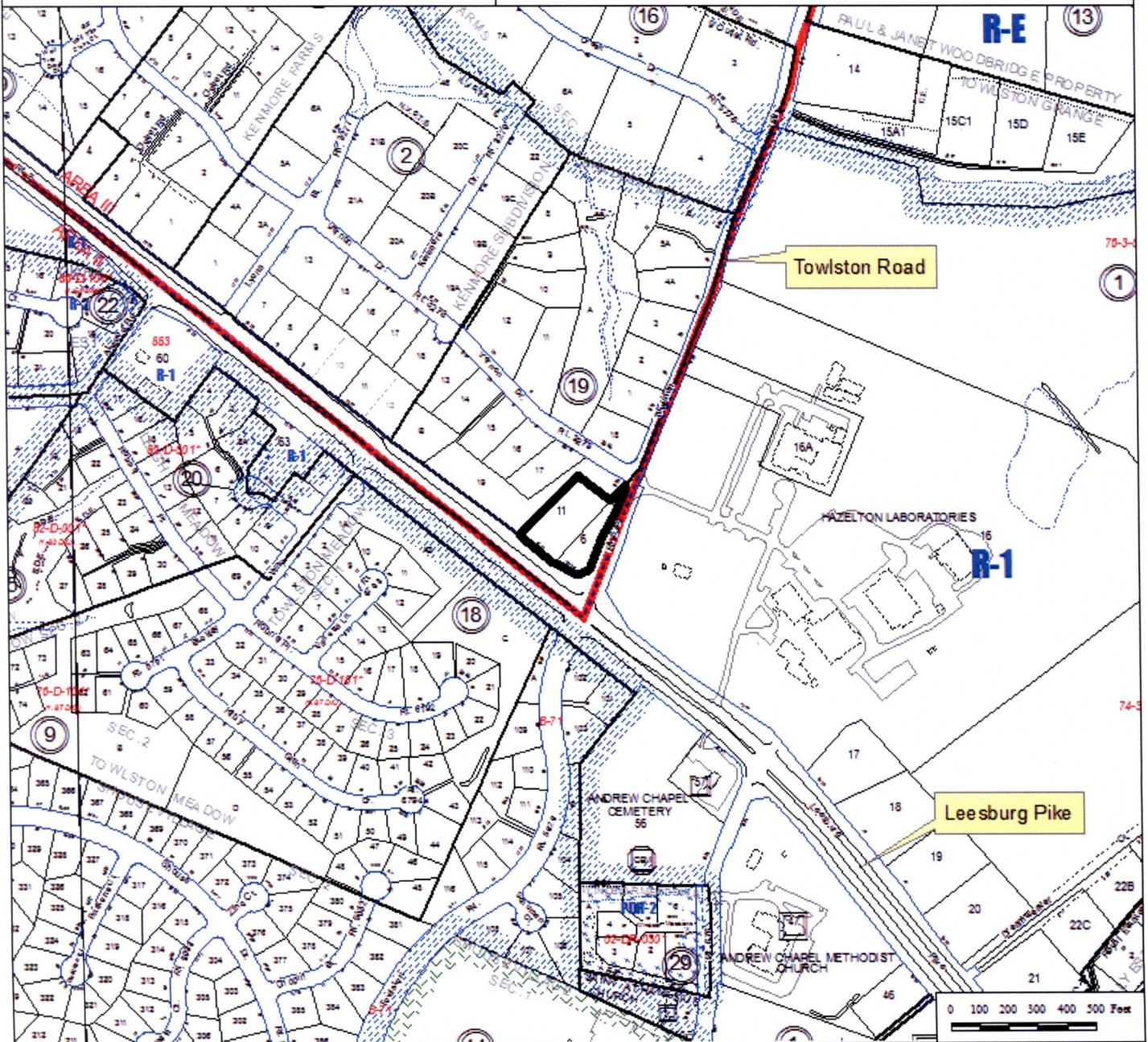
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2010-DR-024



Applicant: DISCOVERY WOODS LEARNING COMMUNITY, LLC
Accepted: 10/04/2010
Proposed: CHILD CARE CENTER & PRIVATE SCHOOL OF GENERAL EDUCATION
Area: 1.48 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: 03-0104
Art 9 Group and Use: 3-10 3-11
Located: 9224 & 9232 LEESBURG PIKE
Zoning: R- 1
Plan Area: 3,
Overlay Dist:
Map Ref Num: 019-4- /01/ /0006 /01/ /0011



DISCOVERY WOODS LEARNING CENTER

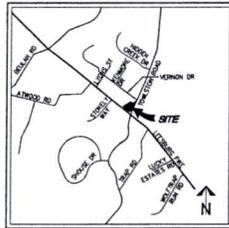
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

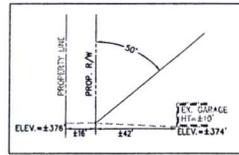
NOTES

- OWNER: STEPHEN G. THOMPSON
9232 LEESBURG PIKE
GREAT FALLS, VA 22066

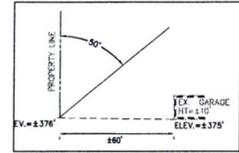
APPLICANT: DISCOVERY WOODS LEARNING CENTER, LLC
9224 LEESBURG PIKE
MCLEAN, VIRGINIA
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED AS MAP #19-4-((1)), PARCELS 6 AND 11 ON THE FAIRFAX COUNTY TAX MAP.
- PARCELS 6 AND 11 ARE CURRENTLY ZONED R-1, RESIDENTIAL, 1 DWELLING UNIT PER ACRE. A CATEGORY 3 SPECIAL EXCEPTION IS REQUIRED FOR USE OF A CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL EDUCATION IN THIS ZONE.
- THE EXISTING CONDITIONS INFORMATION WAS TAKEN FROM RECORD INFORMATION. CONTOUR INTERVAL IS TWO (2) FOOT.
- THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
- PROPERTY IS SERVED BY SEPTIC AND WELL. IF REQUIRED, THE SEPTIC FIELD AND WELL WILL BE REMOVED WITH THIS APPLICATION AND CONNECTIONS WILL BE MADE TO THE PUBLIC SANITARY SEWER AND WATERLINE AS SHOWN ON THE PLAN.
- A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515255 0050 D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN ZONE X. "AREAS DETERMINED TO BE OUT OF THE 500-YEAR FLOODPLAIN".
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- ACCORDING TO FAIRFAX COUNTY MAPPING THIS SITE DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA).
- NO TRASH ENCLOSURE IS NECESSARY OR PROVIDED.
- THE EXISTING HOUSE AND GARAGE ARE TO REMAIN.
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- APPLICANT TO PROVIDE CONSTRUCTION EASEMENTS FOR WIDENING OF TOWLSTON ROAD AND LEESBURG PIKE AS NEEDED IN THE FUTURE.
- EXISTING SEPTIC FIELD IS TO REMAIN AND WILL SERVE PROPOSED USE. PER HEALTH DEPARTMENT RECORDS, THE EXISTING FIELD IS RATED FOR 800 GALLONS PER DAY (GPD). THE PROPOSED USE (SCHOOL WITHOUT CATERERIA) WILL GENERATE APPROXIMATELY 300 GPD (26 STUDENTS AT 10 GPD AND 4 TEACHERS AT 10 GPD).
- APPLICANT WILL PERFORM PHASE I ARCHEOLOGICAL STUDY, AROUND THE PRE-1837 BUILDING ALONG THE SOUTHERN PORTION OF THE SUBJECT PROPERTY, ONLY IF POTENTIALLY DISTURBED AREAS DETERMINED TO BE NECESSARY IN THE FUTURE.



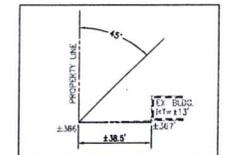
VICINITY MAP SCALE: 1"=2000'



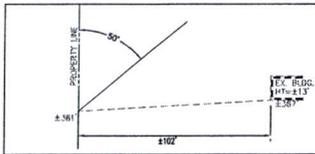
ABP - FRONT YARD
ALONG TOWLSTON ROAD
(SCALE: 1"=30')



ABP - FRONT YARD
ALONG LEESBURG PIKE
(SCALE: 1"=30')



ABP - SIDE YARD
ALONG PARCEL 19
(SCALE: 1"=30')



ABP - REAR YARD
ALONG PARCEL 19
(SCALE: 1"=30')

WAIVERS AND MODIFICATIONS REQUESTED

- REQUEST A WAIVER OF THE ONROAD BIKE ROUTE ALONG TOWLSTON ROAD.
- REQUEST A WAIVER OF THE FRONTAGE IMPROVEMENTS ALONG LEESBURG PIKE AND TOWLSTON ROAD.
- REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG LEESBURG PIKE.
- REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG PARCEL 19.
- REQUEST A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEESBURG PIKE.
- REQUEST A WAIVER OF TRAIL REQUIREMENT ALONG LEESBURG PIKE.
- REQUEST A WAIVER OF TRAIL REQUIREMENT ALONG TOWLSTON ROAD.
- APPLICANT WILL REQUEST WAIVER OF BMP REQUIREMENTS, IF APPLICABLE.
- APPLICANT WILL REQUEST WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS, IF APPLICABLE.

ZONING TABULATION

EXISTING ZONE: R-1, RESIDENTIAL (1 DU/AC)
SITE AREA: 864,803 SF OR 19.48 ACRES*

R-1 REQUIREMENTS		PROVIDED
MIN. LOT AREA:	36,000 SF	864,803 SF
MIN. LOT WIDTH:	150 FT (INT)	N/A
	175 FT (COR)	1 FT
AVERAGE LOT AREA:	NONE	N/A
MAX. BLD. HT.:	60 FT	813 FT
MIN. YARD REQUIREMENTS:		
FRONT:	50', BUT NOT LESS THAN 40 FT	142 FT (TOWLSTON ROAD) 160 FT (LEESBURG PIKE)
SIDE:	45', BUT NOT LESS THAN 20 FT	138 FT
REAR:	45', BUT NOT LESS THAN 25 FT	1102 FT
MAX. FAR:	0.15	0.04
OPEN SPACE:	NONE	N/A

*SITE AREA IS BASED ON PRE RIGHT-OF-WAY DEDICATION

PARKING TABULATION

REQUIRED

USE: CHILD CARE CENTER
RATE: 0.19 SPACES PER CHILD
(0.19 x 26 = 5)

USE: PRIVATE SCHOOL OF GENERAL EDUCATION
RATE: 1 SPACE/STAFF MEMBER, PLUS 4 SPACES FOR VISITORS
(4 STAFF AND 4 VISITORS = 8)
TOTAL REQUIRED = 13 SPACES (SEE NOTE BELOW)

PROVIDED

TOTAL PROVIDED = 10 SPACES

NOTE

THE CHILD CARE AND PRIVATE SCHOOL OF GENERAL EDUCATION WILL NOT OPERATE DURING THE SAME HOURS AND THEREFORE THE TOTAL PARKING REQUIRED AT ANY TIME WILL BE A MINIMUM OF 8 SPACES.

SITE AREA TABULATION

TAX MAP #: 019-4-01-0006 29,967 SF
TAX MAP #: 019-4-01-0011 43,536 SF
TOTAL 84,403 SF

SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS EXHIBIT/EXISTING VEGETATION MAP
- P-0301 SPECIAL EXCEPTION PLAT
- P-0501 PRELIMINARY OUTFALL ANALYSIS
- P-0502 PRELIMINARY OUTFALL ANALYSIS
- P-0503 PRELIMINARY OUTFALL ANALYSIS
- P-0504 PRELIMINARY STORMWATER MANAGEMENT PLAN

COVER SHEET

DISCOVERY WOODS
LEARNING CENTER
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED

CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 553-1301
WLPINC.COM
DRAWN: [] CHECKED: []
SCALE: AS NOTED DATE: 2/27/10 REV: 006/06/10/05/12/09/10



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		DATE	BY	APPROVED	DATE

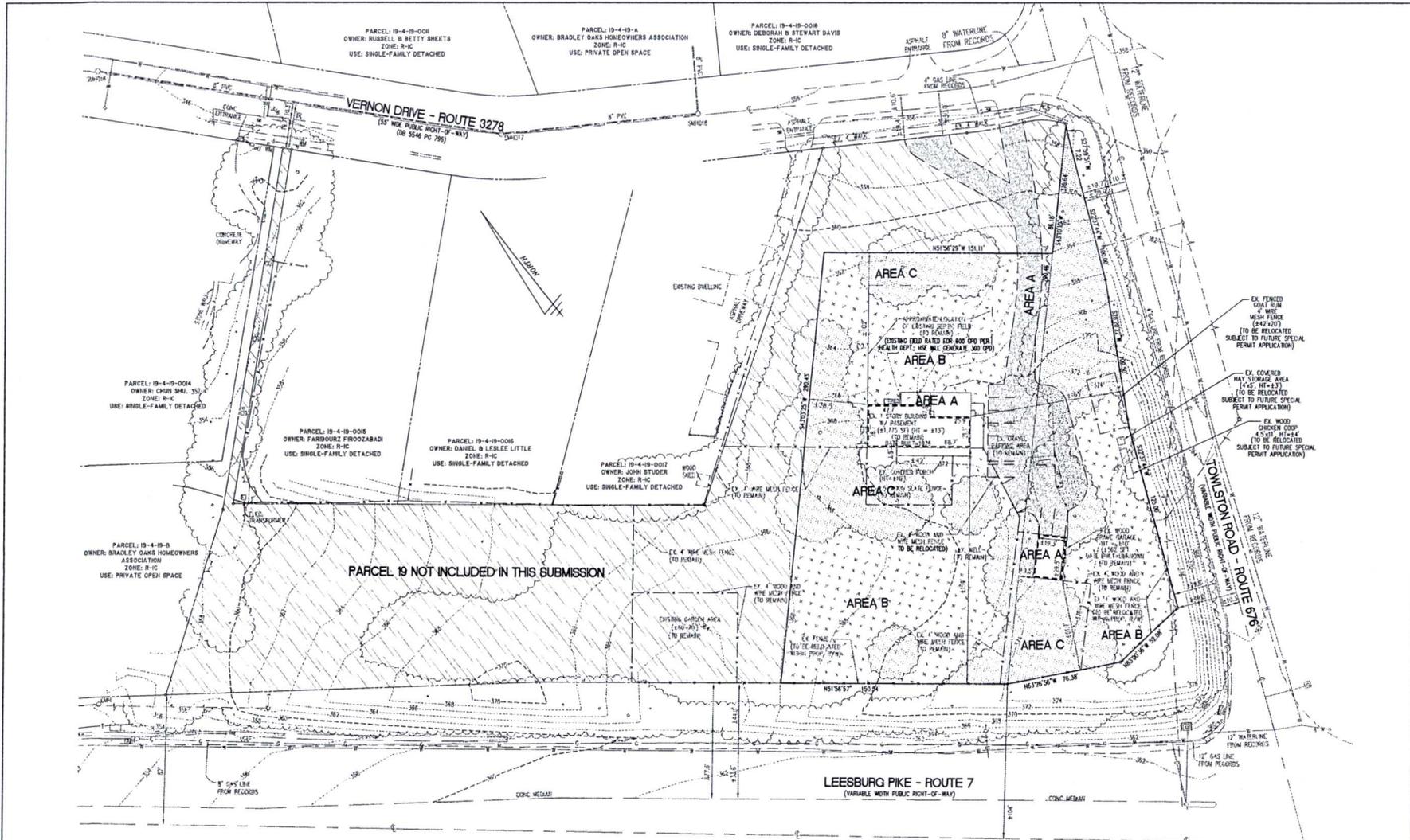


TABLE 12.3
TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM E/M)	126,041 SF	TOTAL SITE AREA	464,603 SF.
B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	40.5%	RIGHT OF WAY DEDICATION	- 17,075 SF.
C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE	30%	ADJUSTED SITE AREA	457,528 SF.
D. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	40.5% = 6,889 SF (17,258 + 405)		
E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	20.871/17,258 = 12.1%		
	TOTAL TREE COVERAGE: 20.871/47,528 = 30%		
F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES		

TREE COVER CALCULATIONS

TOTAL SITE AREA	464,603 SF.
AREA TO BE DEDICATION	- 17,075 SF.
ADJUSTED SITE AREA	457,528 SF.
PERCENT REQUIRED	30 %
TREE COVER REQUIRED	137,258 SF.
PROPOSED TREE COVERAGE PLANTED	0 SF.
EXISTING TREE COVERAGE (+26,041 SF)	+ 26,041 SF.
LESS: TREE COVERAGE IN DEDICATION	- 15,168
TOTAL TREE COVERAGE	126,873 SF.

EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	DEVELOPED	N/A	N/A	N/A	13,481 SF OR 0.319 AC
B	MAINTAINED GRASSLANDS	N/A	N/A	N/A	13,081 SF OR 0.309 AC
C	UPLAND FOREST	MAPLE, CHERRY, POPULAR, LOCUST, WHITE PINE	EARLY SUCCESSIONAL TO LONG-TERM SUB-CLIMAX	FAIR TO GOOD	126,041 SF OR 2.860 AC

TOTAL SITE AREA: 464,603 SF OR 10.61 AC



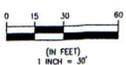
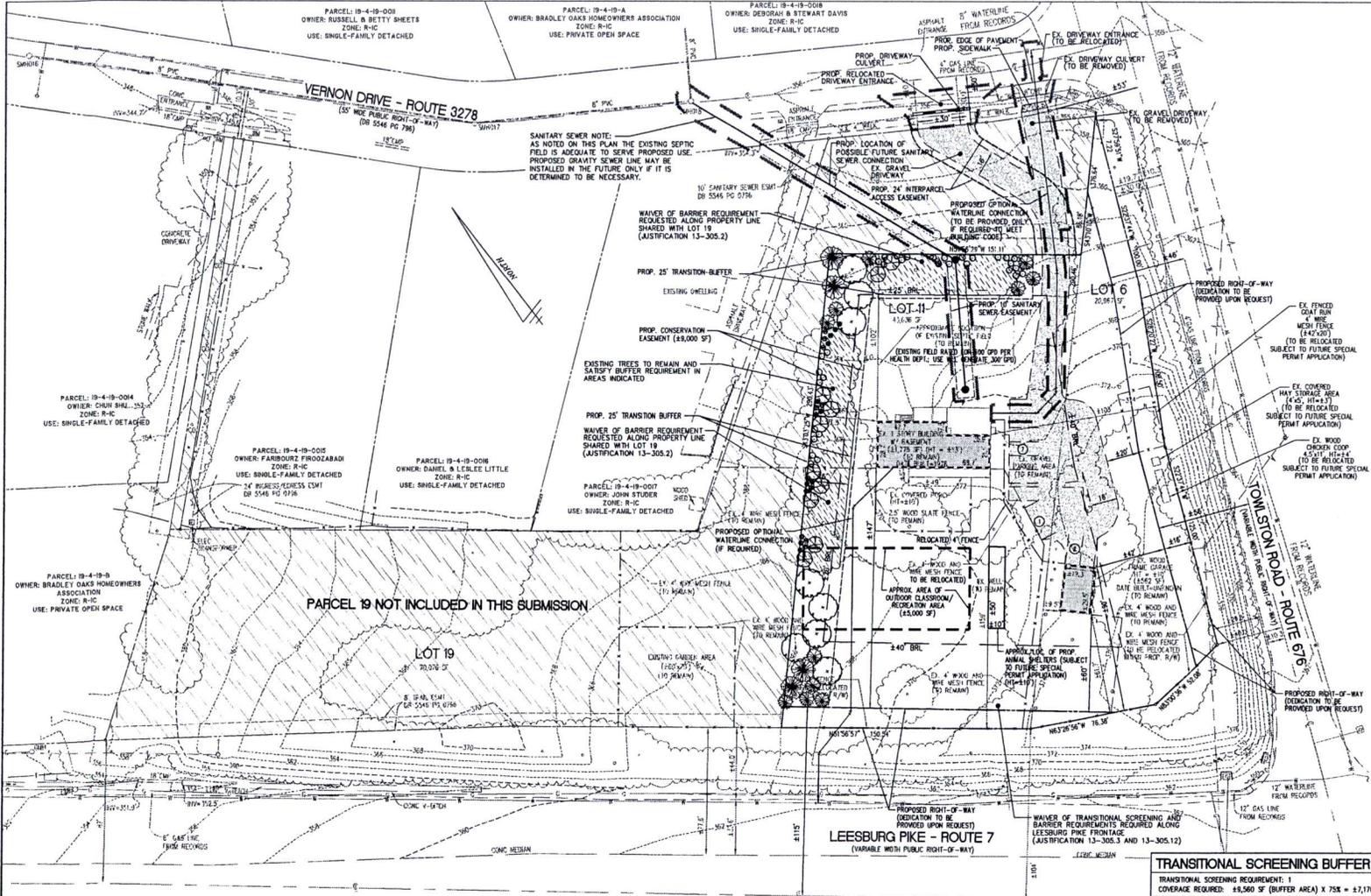
EXISTING CONDITIONS EXHIBIT/EXISTING VEGETATION MAP

DISCOVERY WOODS LEARNING CENTER
DRONESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
WF.PINC.COM
(703) 552-8185 FAX (703) 553-1901
SCALE: 1"=30'

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

DATE: 12/29/10



File No. PL-22 Title Map No. 18-4 Job No. 07068 Cadd Dep. File: 07068/Planning/Zoning/07068-0101

SANITARY SEWER NOTE:
 AS NOTED ON THIS PLAN THE EXISTING SEPTIC FIELD IS ADEQUATE TO SERVE PROPOSED USE. PROPOSED GRAVITY SEWER LINE MAY BE INSTALLED IN THE FUTURE ONLY IF IT IS DETERMINED TO BE NECESSARY.

WAVES OF BARRIER REQUIREMENT REQUESTED ALONG PROPERTY LINE SHARED WITH LOT 19 (JUSTIFICATION 13-305.2)

WAVES OF BARRIER REQUIREMENT REQUESTED ALONG PROPERTY LINE SHARED WITH LOT 19 (JUSTIFICATION 13-305.2)

LEESBURG PIKE - ROUTE 7
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TRANSITIONAL SCREENING BUFFER REQUIREMENT			
TRANSITIONAL SCREENING REQUIREMENT: 1			
COVERAGE REQUIRED: 49,560 SF (BUFFER AREA) X 75% = 37,170 SF			
	CANOPY TREE: SUGGESTED SPECIES: RED OAK, MALLOW OAK, BLACK PINE	8	1,800 SF
	LARGE EVERGREEN TREE: SUGGESTED SPECIES: MAGNOLIA GRANDIFLORA, NORWAY SPRUCE	4	800 SF
	SMALL EVERGREEN TREE: SUGGESTED SPECIES: AMERICAN HOLLY, EASTERN RED CEDAR	11	1,100 SF
	SMALL ORNAMENTAL TREE: SUGGESTED SPECIES: SERVICEBERRY, FRINGETREE, REDDOG	11	1,100 SF
	SHRUB - MIXTURE OF LARGE AND MEDIUM EVERGREEN AND DECIDUOUS	54	3,150 SF
	EXISTING LARGE DECIDUOUS TREE TO REMAIN AND BE USED AS BUFFER PLANTING COVERAGE		3,150 SF
TOTAL COVERAGE PROVIDED = 37,850 SF (80%)			

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 2017 PARK AVENUE FALLS CHURCH, VIRGINIA 22048
 (703) 532-6163 FAX (703) 533-1301
 DATE: 02/01/2018 REV: 02/01/2018 (DWG) 12/29/10
 SCALE: 1"=40'



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		BY	DATE	BY	DATE

SPECIAL EXCEPTION PLAN
DISCOVERY WOODS LEARNING CENTER
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Project DISCOVERY WOODS
BRIEWAY CULVERT #2

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 0.3 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 357.2 | ELEV. 357.3
SKEW COVER

DISCHARGE'S USED: Q10 YR = 1.60 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 355.4 S₀ = 2.0% INV. EL. 355.0
ORIG. OR. ELEV./W.A. L = 20 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 18" CMP	1.60	1.60	0.4	0.6	0.9	0.5	1.0	1.0	0	0.4	0.6	356.0	6			

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER ROAD

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project DISCOVERY WOODS
BRIEWAY CULVERT #3

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 1.3 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 356.4 | ELEV. 357.1
SKEW COVER

DISCHARGE'S USED: Q10 YR = 6.25 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 354.3 S₀ = 3.0% INV. EL. 354.3
ORIG. OR. ELEV./W.A. L = 20 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 18" CMP	6.25	6.25	1.1	1.65	0.9	1.0	1.25	1.25	0.5	0.6	1.15	356.6	8.5			

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER ROAD

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project DISCOVERY WOODS
BRIEWAY CULVERT #4

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 1.3 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 354.0 | ELEV. 354.3
SKEW COVER

DISCHARGE'S USED: Q10 YR = 6.34 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 352.1 S₀ = 1.5% INV. EL. 352.0
ORIG. OR. ELEV./W.A. L = 20 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 18" CMP	6.34	6.34	1.1	1.65	0.9	1.0	1.25	1.25	0.5	0.3	1.45	354.0	7.5			

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER ROAD

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project DISCOVERY WOODS
BRIEWAY CULVERT #5

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 2.0 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 351.8 | ELEV. 352.2
SKEW COVER

DISCHARGE'S USED: Q10 YR = 8.36 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 345.4 S₀ = 4.5% INV. EL. 344.7
ORIG. OR. ELEV./W.A. L = 20 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 18" CMP	8.36	8.36	1.4	2.1	0.9	1.1	1.3	1.3	0.9	0.9	1.3	351.7	15 FPS			

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER ROAD

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project DISCOVERY WOODS
BRIEWAY CULVERT #6

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 2.5 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 348.0 | ELEV. 348.3
SKEW COVER

DISCHARGE'S USED: Q10 YR = 10.18 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 345.4 S₀ = 3.0% INV. EL. 344.7
ORIG. OR. ELEV./W.A. L = 20 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 18" CMP	10.18		SEE HY-B OUTPUT TABLE BELOW													

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER YERKIN DRIVE.

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project DISCOVERY WOODS
BRIEWAY CULVERT #7

Plan Sheet No. Designer _____ Sheet _____ of _____
Rev. Date _____ Date 12/29/10

HYDROLOGICAL DATA:
D.A. = 2.7 AC.

100YR FLOOD PLAIN ELEV. _____ STATION _____
DESIGN ANW DEPTH ELEV. _____
STRUCTURES ELEV. _____

SHOULDER ELEV. 342.3 | ELEV. 344.5
SKEW COVER

DISCHARGE'S USED: Q10 YR = 10.69 CFS
RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL. 346.2 S₀ = 3.2% INV. EL. 339.6
ORIG. OR. ELEV./W.A. L = 29 FT. ORIG. OR. ELEV./W.A.

CULVERT TYPE & SIZE	Q	O/B	HEADWATER COMPUTATIONS										CONT. HW ELEV.	OUTLET VELOCITY	END TREAT.	COMMENTS
			INLET CONT. HW	HW	W	DC	W	H	LSO	HW	ELEV.	VELOCITY				
EX. 15" CMP	10.69		SEE HY-B OUTPUT TABLE BELOW													

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER YERKIN DRIVE.

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

HY-B OUTPUT TABLE

Table 1 - Summary of Culvert Flows at Crossing: culvert 6

Headwater Elevation (ft)	Total Discharge (cfs)	Inlet 1 Discharge (cfs)	Reaching Discharge (cfs)	Invertion
347.81	8.00	5.28	2.11	6
347.82	8.40	5.68	2.47	3
347.83	8.80	6.07	2.86	3
347.84	9.20	6.46	3.22	3
347.85	9.60	6.85	3.59	3
347.86	10.00	7.24	3.98	3
347.87	10.40	7.63	4.38	3
347.88	10.80	8.02	4.75	3
347.89	11.20	8.41	5.12	3
347.90	11.60	8.80	5.50	3
347.91	12.00	9.19	5.89	3

HY-B OUTPUT TABLE

Table 4 - Summary of Culvert Flows at Crossing: culvert 7

Headwater Elevation (ft)	Total Discharge (cfs)	Inlet 1 Discharge (cfs)	Reaching Discharge (cfs)	Invertion
343.80	8.00	5.02	1.47	11
343.81	8.40	5.38	1.64	4
343.82	8.80	5.73	1.81	3
343.83	9.20	6.09	1.98	5
343.84	9.60	6.45	2.16	1
343.85	10.00	6.81	2.32	1
343.86	10.40	7.17	2.49	3
343.87	10.80	7.53	2.67	3
343.88	11.20	7.89	2.84	3
343.89	11.60	8.25	3.01	3
343.90	12.00	8.61	3.18	3

PRELIMINARY OUTFALL ANALYSIS
DISCOVERY WOODS LEARNING CENTER
 BRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 WLPINC.COM
 (703) 555-1900
 DATE: 07/29/10
 SCALE: AS SHOWN

REVIEW APPROVED BY: _____ DATE: _____
 DATE: _____ APPROVED BY: _____

SHEET: P-0502

Project: DISCOVERY WOODS
DRIVEWAY CULVERT #8

Plan Sheet No. Designer: _____ Sheet _____ of _____
Rev. Date: _____ Date: 12/29/10

HYDROLOGICAL DATA:
D.A. = 2.8 AC.

AWH Controls STATION _____
100YR FLOOD PLAIN _____ ELEV. _____
DESIGN AHW DEPTH _____ ELEV. _____
STRUCTURES _____ ELEV. _____
FREQ. TW ELEV. _____

SHOULDER ELEV. 329.0 | I | ELEV. 329.4
SKEW COVER

DISCHARGE'S USED: Q10 YR = 10.94 CFS
Q = CFS
Q = CFS
Q = CFS

RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL327.3 → So = 6.52 INV. EL336.0
ORIG. GR. ELEV. N/A L = 29 FT. ORIG. GR. ELEV. N/A

HEADWATER COMPUTATIONS: CULVERT TYPE & SIZE: Q 0/B
MULT CONT. HW/D | HW | W | H | LSO | HW | ELEV. | VELOCITY | END TREAT. | COMMENTS

EX. 15' CMP 10.94 | SEE HY-8 OUTPUT TABLE BELOW |

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER VERNON DRIVE.

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project: DISCOVERY WOODS
DRIVEWAY CULVERT #9

Plan Sheet No. Designer: _____ Sheet _____ of _____
Rev. Date: _____ Date: 12/29/10

HYDROLOGICAL DATA:
D.A. = 2.9 AC.

AWH Controls STATION _____
100YR FLOOD PLAIN _____ ELEV. _____
DESIGN AHW DEPTH _____ ELEV. _____
STRUCTURES _____ ELEV. _____
FREQ. TW ELEV. _____

SHOULDER ELEV. 324.9 | I | ELEV. 324.9
SKEW COVER

DISCHARGE'S USED: Q10 YR = 11.20 CFS
Q = CFS
Q = CFS
Q = CFS

RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL326.2 → So = 6.52 INV. EL331.3
ORIG. GR. ELEV. N/A L = 16 FT. ORIG. GR. ELEV. N/A

HEADWATER COMPUTATIONS: CULVERT TYPE & SIZE: Q 0/B
MULT CONT. HW/D | HW | W | H | LSO | HW | ELEV. | VELOCITY | END TREAT. | COMMENTS

EX. 15' CMP 11.20 | SEE HY-8 OUTPUT TABLE BELOW |

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER VERNON DRIVE.

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

Project: DISCOVERY WOODS
DRIVEWAY CULVERT #10

Plan Sheet No. Designer: _____ Sheet _____ of _____
Rev. Date: _____ Date: 12/29/10

HYDROLOGICAL DATA:
D.A. = 3.0 AC.

AWH Controls STATION _____
100YR FLOOD PLAIN _____ ELEV. _____
DESIGN AHW DEPTH _____ ELEV. _____
STRUCTURES _____ ELEV. _____
FREQ. TW ELEV. _____

SHOULDER ELEV. 322.7 | I | ELEV. 329.8
SKEW COVER

DISCHARGE'S USED: Q10 YR = 11.45 CFS
Q = CFS
Q = CFS
Q = CFS

RISK ASSESSMENT: ADT _____
DETOURS AVAILABLE _____ LENGTH _____
OVER TOPPING STAGE _____
FLOOD PLAIN MANAGEMENT _____
CRITERIA AND SIGNIFICANT IMPACT _____

INV. EL326.8 → So = 6.382 INV. EL325.7
ORIG. GR. ELEV. N/A L = 16 FT. ORIG. GR. ELEV. N/A

HEADWATER COMPUTATIONS: CULVERT TYPE & SIZE: Q 0/B
MULT CONT. HW/D | HW | W | H | LSO | HW | ELEV. | VELOCITY | END TREAT. | COMMENTS

EX. 15' CMP 11.45 | SEE HY-8 OUTPUT TABLE BELOW |

NOTE: CULVERT IS ADEQUATE TO CARRY 10 YEAR DESIGN FLOW WITHOUT FLOWING OVER VERNON DRIVE.

DESIGN FLOOD EXCEED. PROB. _____ ELEV. _____
OVERTOP FLOOD EXCEED. PROB. _____ ELEV. _____
BASE FLOOD 1% EXCEED. PROB. _____ ELEV. _____

HY-8 OUTPUT TABLE

Table 7 - Summary of Culvert Flows at Crossing: culvert 8

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 8 Discharge (cfs)	Residual Discharge (cfs)	Invertion
328.80	8.80	4.26	4.54	3
328.87	8.89	4.28	4.61	3
328.93	8.98	4.31	4.67	3
329.00	9.07	4.34	4.73	3
329.06	9.16	4.37	4.79	3
329.13	9.25	4.40	4.85	3
329.19	9.34	4.43	4.91	3
329.26	9.43	4.46	4.97	3
329.32	9.52	4.49	5.03	3
329.39	9.61	4.52	5.09	3
329.45	9.70	4.55	5.15	3
329.52	9.79	4.58	5.21	3
329.58	9.88	4.61	5.27	3
329.65	9.97	4.64	5.33	3
329.71	10.06	4.67	5.39	3
329.78	10.15	4.70	5.45	3
329.84	10.24	4.73	5.51	3
329.91	10.33	4.76	5.57	3
329.97	10.42	4.79	5.63	3
330.04	10.51	4.82	5.69	3

HY-8 OUTPUT TABLE

Table 8 - Summary of Culvert Flows at Crossing: culvert 9

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 9 Discharge (cfs)	Residual Discharge (cfs)	Invertion
326.11	10.80	5.11	5.69	3
326.18	10.89	5.14	5.75	3
326.24	10.98	5.17	5.81	3
326.31	11.07	5.20	5.87	3
326.37	11.16	5.23	5.93	3
326.44	11.25	5.26	5.99	3
326.50	11.34	5.29	6.05	3
326.57	11.43	5.32	6.11	3
326.63	11.52	5.35	6.17	3
326.70	11.61	5.38	6.23	3
326.76	11.70	5.41	6.29	3
326.83	11.79	5.44	6.35	3
326.89	11.88	5.47	6.41	3
326.96	11.97	5.50	6.47	3
327.02	12.06	5.53	6.53	3
327.09	12.15	5.56	6.59	3
327.15	12.24	5.59	6.65	3
327.22	12.33	5.62	6.71	3
327.28	12.42	5.65	6.77	3
327.35	12.51	5.68	6.83	3
327.41	12.60	5.71	6.89	3
327.48	12.69	5.74	6.95	3
327.54	12.78	5.77	7.01	3
327.61	12.87	5.80	7.07	3
327.67	12.96	5.83	7.13	3
327.74	13.05	5.86	7.19	3
327.80	13.14	5.89	7.25	3
327.87	13.23	5.92	7.31	3
327.93	13.32	5.95	7.37	3
328.00	13.41	5.98	7.43	3
328.06	13.50	6.01	7.49	3
328.13	13.59	6.04	7.55	3
328.19	13.68	6.07	7.61	3
328.26	13.77	6.10	7.67	3
328.32	13.86	6.13	7.73	3
328.39	13.95	6.16	7.79	3
328.45	14.04	6.19	7.85	3
328.52	14.13	6.22	7.91	3
328.58	14.22	6.25	7.97	3
328.65	14.31	6.28	8.03	3
328.71	14.40	6.31	8.09	3
328.78	14.49	6.34	8.15	3
328.84	14.58	6.37	8.21	3
328.91	14.67	6.40	8.27	3
328.97	14.76	6.43	8.33	3
329.04	14.85	6.46	8.39	3
329.10	14.94	6.49	8.45	3
329.17	15.03	6.52	8.51	3
329.23	15.12	6.55	8.57	3
329.30	15.21	6.58	8.63	3
329.36	15.30	6.61	8.69	3
329.43	15.39	6.64	8.75	3
329.49	15.48	6.67	8.81	3
329.56	15.57	6.70	8.87	3
329.62	15.66	6.73	8.93	3
329.69	15.75	6.76	8.99	3
329.75	15.84	6.79	9.05	3
329.82	15.93	6.82	9.11	3
329.88	16.02	6.85	9.17	3
329.95	16.11	6.88	9.23	3
330.01	16.20	6.91	9.29	3
330.08	16.29	6.94	9.35	3
330.14	16.38	6.97	9.41	3
330.21	16.47	7.00	9.47	3
330.27	16.56	7.03	9.53	3
330.34	16.65	7.06	9.59	3
330.40	16.74	7.09	9.65	3
330.47	16.83	7.12	9.71	3
330.53	16.92	7.15	9.77	3
330.60	17.01	7.18	9.83	3
330.66	17.10	7.21	9.89	3
330.73	17.19	7.24	9.95	3
330.79	17.28	7.27	10.01	3
330.86	17.37	7.30	10.07	3
330.92	17.46	7.33	10.13	3
330.99	17.55	7.36	10.19	3
331.05	17.64	7.39	10.25	3
331.12	17.73	7.42	10.31	3
331.18	17.82	7.45	10.37	3
331.25	17.91	7.48	10.43	3
331.31	18.00	7.51	10.49	3
331.38	18.09	7.54	10.55	3
331.44	18.18	7.57	10.61	3
331.51	18.27	7.60	10.67	3
331.57	18.36	7.63	10.73	3
331.64	18.45	7.66	10.79	3
331.70	18.54	7.69	10.85	3
331.77	18.63	7.72	10.91	3
331.83	18.72	7.75	10.97	3
331.90	18.81	7.78	11.03	3
331.96	18.90	7.81	11.09	3
332.03	18.99	7.84	11.15	3
332.09	19.08	7.87	11.21	3
332.16	19.17	7.90	11.27	3
332.22	19.26	7.93	11.33	3
332.29	19.35	7.96	11.39	3
332.35	19.44	7.99	11.45	3
332.42	19.53	8.02	11.51	3
332.48	19.62	8.05	11.57	3
332.55	19.71	8.08	11.63	3
332.61	19.80	8.11	11.69	3
332.68	19.89	8.14	11.75	3
332.74	19.98	8.17	11.81	3
332.81	20.07	8.20	11.87	3

HY-8 OUTPUT TABLE

Table 13 - Summary of Culvert Flows at Crossing: culvert 10

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 10 Discharge (cfs)	Residual Discharge (cfs)	Invertion
329.12	6.80	4.63	2.17	3
329.19	6.89	4.66	2.23	3
329.24	6.98	4.69	2.29	3
329.31	7.07	4.72	2.35	3
329.37	7.16	4.75	2.41	3
329.44	7.25	4.78	2.47	3
329.50	7.34	4.81	2.53	3
329.57	7.43	4.84	2.59	3
329.63	7.52	4.87	2.65	3
329.70	7.61	4.90	2.71	3
329.76	7.70	4.93	2.77	3
329.83	7.79	4.96	2.83	3
329.89	7.88	4.99	2.89	3
329.96	7.97	5.02	2.95	3
330.02	8.06	5.05	3.01	3
330.09	8.15	5.08	3.07	3
330.15	8.24	5.11	3.13	3
330.22	8.33	5.14	3.19	3
330.28	8.42	5.17	3.25	3
330.35	8.51	5.20	3.31	3
330.41	8.60	5.23	3.37	3
330.48	8.69	5.26	3.43	3
330.54	8.78	5.29	3.49	3
330.61	8.87	5.32	3.55	3
330.67	8.96	5.35	3.61	3
330.74	9.05	5.38	3.67	3
330.80	9.14	5.41	3.73	3
330.87	9.23	5.44	3.79	3
330.93	9.32	5.47	3.85	3
331.00	9.41	5.50	3.91	3
331.06	9.50	5.53	3.97	3
331.13	9.59	5.56	4.03	3
331.19	9.68	5.59	4.09	3
331.26	9.77	5.62	4.15	3
331.32	9.86	5.65	4.21	3
331.39	9.95	5.68	4.27	3
331.45	10.04	5.71	4.33	3
331.52	10.13	5.74	4.39	3
331.58	10.22	5.77	4.45	3
331.65	10.31	5.80	4.51	3
331.71	10.40	5.83	4.57	3
331.78	10.49	5.86	4.63	3
331.84	10.58	5.89	4.69	3
331.91	10.67	5.92	4.75	3
331.97	10.76	5.95	4.81	3
332.04	10.85	5.98	4.87	3
332.10	10.94	6.01	4.93	3
332.17	11.03	6.04	4.99	3
332.23	11.12	6.07	5.05	3
332.30	11.21	6.10	5.11	3
332.36	11.30	6.13	5.17	3
332.43	11.39	6.16	5.23	3
332.49	11.48	6.19	5.29	3
332.56	11.57	6.22	5.35	3
332.62	11.66	6.25	5.41	3
332.69	11.75	6.28	5.47	3
332.75	11.84	6.31	5.53	3
332.82	11.93	6.34	5.59	3
332.88	12.02	6.37	5.65	3
332.95	12.11	6.40	5.71	3
333.01	12.20	6.43	5.77	3
333.08	12.29	6.46	5.83	3
333.14	12.38	6.49	5.89	3
333.21	12.47	6.52	5.95	3
333.27	12.56	6.55	6.01	3
333.34	12.65	6.58	6.07	3
333.40	12.74	6.61	6.13	3
333.47	12.83	6.64	6.19	3
333.53	12.92	6.67	6.25	3
333.60	13.01	6.70	6.31	3
333.66	13.10	6.73	6.37	3
333.73	13.19	6.76	6.43	3
333.79	13.28	6.79	6.49	3
333.86	13.37	6.82	6.55	3
333.92	13.46	6.85	6.61	3
333.99	13.55	6.88	6.67	3
334.05	13.64	6.91	6.73	3
334.12	13.73	6.94	6.79	3
334.18	13.82	6.97	6.85	3
334.25	13.91	7.00	6.91	3

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant requests approval of a special exception to permit a Private School of General Education with a Child Care Center, with a maximum daily enrollment of 26 students. The site is proposed to have a floor area ratio (FAR) of 0.04.

In addition, the applicant requests the following waivers and modifications:

- Waiver of the on-road bike lane requirement along Towlston Road;
- Waiver of the frontage improvements along Leesburg Pike and Towlston Road;
- Waiver of the transitional screening and barrier requirement along Leesburg Pike;
- Waiver of the barrier requirement along Parcel 19;
- Waiver of the service drive requirement along Leesburg Pike;
- Waiver of the trail requirements along Leesburg Pike and Towlston Road.

Copies of the staff's proposed development conditions, the applicant's affidavit, and Statement of Justification are contained in Appendices 1 through 3 of this report.

LOCATION AND CHARACTER

The 1.48 acre site is located at the northwest corner of the intersection of Leesburg Pike and Towlston Road. The subject property is zoned R-1, and the site is bordered on the north, south, and west sides by residential development that is all zoned R-1. The property to the east is also zoned R-1, but is currently the location of Hazelton Laboratories.

The property is currently accessed by one entrance on Vernon Drive, which is to the north of the property. At the request of the County and VDOT, this entrance will be relocated further west to provide more distance from its intersection with Towlston Road. The site contains several patches of vegetation in fair to good condition, and the development proposal does not impact the existing vegetation negatively. The highest point of the site is at the corner near the intersection of Leesburg Pike and Towlston Road; the topography along the roads is dramatic and provides a natural buffer for the site. The site itself has relatively gentle slopes, and little change is proposed to this existing topography.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential	R-1	Residential; .5-1 du/ac
South	Residential	R-1	Residential; 1-2 du/ac
East	Hazelton Laboratories (SE S-160-70)	R-1	Residential; 1-2 du/ac
West	Residential	R-1	Residential; .5-1 du/ac

BACKGROUND

The site is currently developed with a 2,450 square foot, one-story dwelling unit, built in 1976, a detached garage, and sheds. The applicant operates a school on the property and is using the existing dwelling for the main school building and the detached garage as classroom space. The applicant proposes to continue to use both of these structures as part of the school’s operations under the Special Exception. Other existing structures (sheds) on the site are located along Towlston Road and house animals that are part of the school operation. The animals include chickens and miniature goats. It should be noted that the keeping of animals on the property requires Special Permit approval; if a Special Permit is not obtained, the applicant will need to remove the animals. In addition, the structures for the animals are within the minimum required front yard and require Special Permit approval by the Board of Zoning Appeals to remain in the current location. The applicant plans to request to allow the structures to remain as part of a Special Permit application for the keeping of animals, which the applicant plans to file subsequent to the decision on the Special Exception. If the Board of Supervisors does not approve the Special Exception, the applicant will need to apply for a Special Permit for a home child care facility.

There are no previous zoning approvals associated with the subject property. SE 2008-DR-004, a special exception application for a cultural center, was filed in 2008 but was dismissed in April, 2010, due to inactivity.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** Area III
- Planning District:** Upper Potomac Planning District
- Planning Sector:** UP3 Hickory Community Planning Sector
- Plan Map:** Residential at .5-1 dwelling units per acre

Plan Text:

Beginning on page 99 of the Fairfax County Comprehensive Plan, 2007 Edition, as amended through July 27, 2010, Area III, Upper Potomac Planning District, under the heading Land Use, the Plan states:

“The Hickory Community Planning Sector is largely developed as stable low density residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. . . .

4. The northwest quadrant of the intersection of Route 7 and Towlston Road, bounded by the Glen Haven Farms subdivision to the north and Kenmore subdivision to the west, is planned for .5-1 dwelling unit per acre to be compatible with the planned density in this vicinity along Route 7. Substantial buffering, adequate landscaping and a substantial setback of buildings along the west side of Towlston Road in the area south of Glen Haven Farms subdivision are appropriate to preserve the low density, rural character of Towlston Road. . . .
7. The Route 7 Corridor is planned for and should continue to be reserved for residential development. Industrial, office, research and development (R&D), and retail commercial uses are not appropriate in the Route 7 Corridor. 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 character of the corridor in order to prevent commercial or quasi-commercial encroachment. . . .
8. In this planning sector 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.”

Additional relevant Plan text may be found in Appendix 4.

ANALYSIS**Special Exception Plan (Copy at front of staff report)**

Title of SE Plat:	Discovery Woods Learning Center
Prepared By:	Walter L. Phillips
Original and Revision Dates:	April 2, 2010 as revised through December 29, 2010

The sheet index is found on Sheet 1 of the development plans, which are attached to the front of this report.

Description of Proposal

Proposed Use

- Private school of general education and child care center
- Maximum daily enrollment of 26 students, ages 1 through 12 years
- Maximum of four employees on-site at any one time
- Primary hours of school operation: 8:30 am to 3:00 pm; Monday through Friday
- Primary hours of child care center operation: 7:00 am to 8:30 am and 3:00 pm to 6:00pm; Monday through Friday

Buildings

- 2,337 square feet total, including the existing single family dwelling unit and detached garage
- Total FAR = 0.04
- Additional accessory structures for the keeping of animals are located on the property, and several are within the minimum required yard along Towlston Road. In order for these structures to remain, the applicant will need to seek Special Permit approval.

Recreational area

- A 5,000 square foot outdoor play area is shown on the southeastern portion of the property. A four foot high fence is shown around a larger area, which extends from the existing house to the property line along Leesburg Pike. Although the location of this play area, adjacent to Leesburg Pike, is not ideal, there are limited options on the site due to the septic field or possible sanitary sewer connection to the north, and parking area to the east. The topography of the site lends itself well to a play area in the location currently shown; the site slopes downward toward Leesburg Pike, and there is existing vegetation in that area that will remain. The topography provides a natural buffer from the noise of Leesburg Pike. The play area is shown encroaching into the minimum transitional screening yard and may need to be adjusted at the time of site plan so that the minimum square footage for a play area can be provided.

Access, Entrance Improvement & Parking

- One existing driveway access to Vernon Drive at the northeast corner of the site, to be relocated to the west and improved. This access will require an off-site interparcel access easement from the owner of Parcel 19.
- Parking is provided via the existing gravel parking area on the eastern portion of the site. Eight spaces are required, and 10 are provided. No overflow parking is proposed.

Open Space & Landscaping

- An overall open space calculation is not required or provided.
- Active recreation areas encompass over 5,000 square feet of the site
- Existing vegetation is not proposed to be disturbed, and Transitional Screening 1 (25') will be provided along Parcel 19, to the north and west, as shown on the SE Plat.

Stormwater Management

- The applicant has not shown stormwater management improvements for the site; they intend to request a waiver of BMP and stormwater improvements at site plan, if they are determined necessary. If the waiver(s) are not granted, and SWM/BMP cannot be provided in general conformance with the SE Plat, an SEA may be required.

Land Use Analysis

The application area is planned for low density residential development at .5-1 dwelling units per acre. The Plan text includes language requiring that uses which require special permit or special exception approval 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."

The applicant's request to establish a special exception for a private school of general education with a child care center does not raise concerns with intensity and compatibility with either planned or existing land uses for this area within the R-1 zoning district. The existing residence on the property is being maintained. The application is at the low end of the permitted FAR for the R-1 District (0.04 proposed, 0.15 permitted), and the proposal is in keeping with the low intensity character of the neighborhood. The animals on the property provide a valuable addition to the school's educational programs, and are sheltered along Towlston Road and Leesburg Pike, away from the residential properties. Staff has included a development condition to ensure the applicant has an animal waste management plan on file with the Northern Virginia Soil and Water Conservation District and will abide by that plan for the duration of the keeping of the animals on the property. The applicant plans to keep the existing structures (former residence) on site, proposes a maximum enrollment of 26 students and four staff on site at any one time, and proposes what is, overall, a low intensity level of development. Staff does not believe there will be negative impacts to the surrounding residential properties.

As such, staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan.

Transportation Analysis (Appendix 5)

The applicant is seeking permission to establish a child care center and school of general education. There are no significant transportation issues remaining with the application. The applicant, at the request of the County and VDOT, has relocated the site access on Vernon Drive, further to the west, so as to be farther from the intersection with Towlston Road, and has committed to provide additional dedication along Towlston Road and Route 7. Staff has proposed a development condition which permits dedication upon request from Fairfax County Department of Transportation, and not at time of site review.

The applicant has requested a waiver of construction of the third westbound travel lane on Route 7 and a waiver of dedication and construction of the service drive. This Department would not object to a waiver of construction of the third lane due to the limited site frontage on Route 7, and would not object to waiver of service drive dedication and construction since all properties along this segment of Route 7 have access via Vernon Drive. In addition, the topography of the site along Route 7 is significant; this makes construction prohibitive and difficult for one property owner proposing a low intensity development.

Urban Forest Management (Appendix 6)**Issue: Transitional Screening and Barrier Requirements for Leesburg Pike and Parcel 19**

Barrier D, E, or F and Transitional Screening 1 (25') is required along the Leesburg Pike frontage and along Parcel 19. Any requested waiver or modification of the transitional screening and barrier requirements should be submitted in conformance with the provisions of Zoning Ordinance Section 13-304 and should contain justification as outlined in the Ordinance.

Resolution: The applicant modified the application to request a waiver of the transitional screening and barrier requirements along Leesburg Pike, and a waiver of the barrier requirements along Parcel 19, in conformance with the provisions of the Zoning Ordinance. The Zoning Ordinance allows, among other reasons, for the Director to waive or modify transitional screening and barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective. Based on this justification and taking into consideration the existing vegetation and topography of the site, staff does not object to the waiver of the transitional screening and barrier requirements as requested.

Health Department Analysis (Appendix 7)

Health Department records indicate that the existing house is served by an existing onsite sewage disposal system rated for 600 gpd. Initially, and as noted in Appendix 7, the Health Department did not support the applicant's continued use of the on-site system and requested connection to the public sewer system. After further discussion with the Health Department, it appears that the current system would support a school with 26 students and 4 employees, provided no one is occupying the residence.

The applicant continues to show the possible location to the public sewer, should it be deemed necessary to connect in the future. Staff has included a development condition that would trigger Health Department Review for final determination on the sewer issue prior to site plan approval, in addition to abandonment of the septic field if it is deemed inadequate. Staff believes this issue is addressed.

Stormwater Management Analysis (Appendix 8)

Issue: Chesapeake Bay Preservation Ordinance (CBPO)

Redevelopment of sites are required to provide a reduction in phosphorus loads compared to predevelopment conditions in accordance with PFM 6-0401.2B. The gravel driveway is impervious as per CBPO 118-1-6(k). The relocation of the driveway is a slight increase in impervious area relative to existing conditions. Water quality controls needs to be addressed for this development (PFM 6-0401.2A). A conservation easement can be provided for this redevelopment work. BMP computations and easement(s) should be provided on the SE plat for the development (PFM 6-0401.2A).

Resolution: The applicant has indicated that if SWM/BMP requirements are required at time of site plan, a waiver will be requested. If the waivers are not granted and SWM/BMP cannot be provided in general conformance with the SE Plat, an SEA may be required.

Issue: Stormwater Detention

Stormwater detention is required, if not waived.

Resolution: Applicant indicates to apply for a stormwater detention waiver. The detention waiver is required prior to site plan approval. Staff has included a development condition stating that BMP/SWM will be provided if necessary, and shall be in conformance with the SE Plat, otherwise, an SEA may be required.

Issue: Site Outfall

The narrative provided on Sheet P-0501 is based on 90% of the size of the first drainage area per PFM 6-0203.2A. However, Zoning Ordinance (ZO 18-202.10.F (2) (c)) requires the applicant to provide outfall narrative to a point which is at least 100 times the site area.

Resolution: The applicant will be required to provide the outfall narrative and demonstrate adequate outfall at the time of site plan.

Park Authority Analysis (Appendix 9)

Issue: Phase I Archeological Survey

This parcel was subject to an archival review only. The archival review indicated that the property has a moderate potential for historic archeological resources along Leesburg Pike. Areas of the property proposed to be disturbed should be subject to a

Phase I archeological survey; if resources are found by the Phase I, a Phase II should be completed, and a Phase III to follow, if warranted.

Resolution: The area of the site discussed by the Park Authority is not proposed to be disturbed as part of this Special Exception application. Staff has included a development condition to require the applicant to complete a Phase I at such time as the areas adjacent to Leesburg Pike are proposed to be disturbed.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-1 Zoning)		
Standard	Required	Provided
Lot Size	36,000 SF	64,603 SF
Lot Width (Corner Lot)	175' min.	325' (Towlston Road) 226' (Leesburg Pike)
Building Height	60' max.	13'
Front Yard	40' min.	42' (Towlston Road) 60' (Leesburg Pike)
Side Yard	20' min.	38'
Rear Yard	25' min.	102'
FAR	0.15 max.	0.04
Parking Parking Spaces	8 spaces	10 spaces
<u>Transitional Screening</u>		
North and West (R-1 Zoning)		
Parcel 19	TS 1(25')	25'
South (R-1 Zoning)		
Leesburg Pike	TS 1 (25')	Waiver requested
<u>Barrier</u>		
North and West (R-1 Zoning)		
Parcel 19	D, E, or F	Waiver requested
South (R-1 Zoning)		
Leesburg Pike	D, E, or F	Waiver requested

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Child Care Centers and Nursery Schools (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, provides transitional screening where appropriate, and proposes a very small area of disturbance. The low intensity nature of this special exception use on this site does not raise any concerns of negative impacts on the adjacent properties. As noted in the land use section, staff believes that the proposal is in harmony with the Plan; therefore, staff believes that the proposal satisfies 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 (9-309)

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

These 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 200 square feet (for Private Schools) and 100 square feet (For Child Care Centers) of useable outdoor open space for each child that may be outside at any one time. The SE Plat shows 5,000 square feet of active, outdoor recreation area. Staff believes there is sufficient outdoor recreation space on the site to meet the needs of the proposed use and intensity.

The additional standards further require the use to be located 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, and recommends, as a general guideline, that schools of between 1 and 75 students (26 students are proposed) be located on local streets. Vernon Drive is deemed to be a local street, and, if the proposed entrance improvements are installed, staff believes that the street is sufficient to accommodate traffic to the site.

The additional standards require that the site be designed to accommodate all pick-up and drop-off of students on-site. The site contains a long driveway with circulation around the parking area which will accommodate pick-up and drop-off on site without concern that any off-site queuing will occur.

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds the application in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance Standards.

Recommendation

Staff recommends approval of SE 2010-DR-024, subject to the development conditions found in Appendix 1 of this report.

Staff recommends approval of a waiver of the on-road bike lane requirement along Towlston Road.

Staff recommends approval of a waiver of the frontage improvements along Leesburg Pike and Towlston Road.

Staff recommends approval of a waiver of the transitional screening and barrier requirement along Leesburg Pike;

Staff recommends approval of a waiver of the barrier requirement along Parcel 19;

Staff recommends approval of a waiver of the service drive requirement along Leesburg Pike.

Staff recommends approval of a waiver of the trail requirements along Leesburg Pike and Towlston Road.

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

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

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. Statements of Justification
4. Plan Citations
5. Transportation Analysis
6. Urban Forest Management Comments
7. Health Department Analysis
8. Stormwater Management Analysis
9. Park Authority Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2010-DR-024****January 26, 2011**

If it is the intent of the Board of Supervisors to approve SE 2010-DR-024, located at 9224 and 9232 Leesburg Pike, Tax Maps 19-4 ((1) 6 and 11, for a School of General Education and Child Care Center, pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Discovery Woods Learning Center" prepared by Walter L. Phillips, Inc., containing seven sheets, and dated April 2, 2010, as revised through December 29, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place on the property, and made available to the public and all departments of the County of Fairfax during hours of operation.
5. The maximum number of staff on site at any one time shall be limited to four.
6. Regular hours of operation shall be limited to 7:00 a.m. to 6 p.m. Monday through Friday. (School of General Education 8:30-3:00 p.m. and Child Care Center 7:00-8:30 a.m. and 3:00 -6:00 p.m.)
7. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.
8. All vehicular parking shall be provided on-site. If additional parking is required during any special event, off-site parking and shuttle service shall be provided.
9. Prior to the issuance of a Non-Residential Use Permit, the transportation improvement shown on the SE Plat (the relocated driveway entrance) shall be completed, as approved by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (DOT), and the existing entrance shall be removed and the area scarified and restored to a natural state (with grass and/or plantings).

10. Within six months following the Board of Supervisor's action on this SE, the applicant shall be required to file a Special Permit to allow the keeping of animals and the accessory structures for the animals to remain in the minimum required yard. If Special Permit approval is not granted, the animals and the structures shall be removed from the property within sixty days following the Board of Zoning Appeals' decision.
11. The applicant shall be required to have a Waste Management Plan on file with the Northern Virginia Soil and Water Conservation District to address animal waste.
12. At the time of site plan review, the Health Department shall review the plan to determine if a connection to the public sewer system is required. If so, the existing septic field shall be properly abandoned at such time as the connection is made. As an option, the enrollment of the school of general education/child care center may be reduced to a number which can be accommodated by the existing 600 gpd septic system, as determined by the Health Department. All required improvements shall be completed prior to the issuance of the Non-RUP implementing this SE.
13. Prior to any site plan approval that includes disturbance along the property's Route 7 (Leesburg Pike) frontage, a Phase I archeological survey shall be completed using a scope of work provided by the Fairfax County Park Authority's Cultural Resource Management and Protection section (CRMPS). If any potentially significant archaeological resources are found by the Phase I survey than a Phase II assessment shall be completed. If any sites are determined to be significant then they shall be avoided or a Phase III data recovery shall be performed in accordance with a scope provided by the CRMPS. One copy of the draft and final archeological reports shall be provided to the Park Authority's Resource Management Division within 30 days of completion of the study or survey.
14. The right-of-way dedication along Towlston Road and Route 7 (Leesburg Pike) as shown on the SE Plat shall be provided at such time as requested by the Fairfax County Department of Transportation. The applicant shall not be required to provide this dedication at the time of site plan, unless requested by DOT.
15. If any stormwater management detention and/or BMP waiver(s) are not granted by DPWES, the applicant shall provide stormwater management/BMP controls to the satisfaction of DPWES. If stormwater management/BMP facilities are not in substantial conformance with the SE Plat, the applicant may be required to submit a Special Exception Amendment.

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

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

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

SPECIAL EXCEPTION AFFIDAVITDATE: December 1, 2010
(enter date affidavit is notarized)I, Keith C. Martin, 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

110029a

in Application No.(s): SE 2010-DR-024
(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)
Discovery Woods Learning Community, LLC Rebecca F. Stoddard Laura C. Mitchell	1641 Besly Road Vienna, VA 22182	Applicant/Lessee Agents
Sack Harris & Martin, P.C. Keith C. Martin	8270 Greensboro Dr. #800 McLean, VA 22102	Former Attorneys/Agents Agent
Walter L. Phillips, Incorporated Jennifer L. T. Hornback Monica Westgate Aaron Vinson	207 Park Ave. Falls Church, VA 22046	Engineers/Agents Agents
Heirs to the Estate of Stephen Q. Thompson Raymond L. Thompson, co-executor, Arthur R. Thompson, co-executor, Christine A. Thompson, Sharon L. Thompson, Stephen L. Thompson	P.O. Box 524 Fairfax, VA 22038	Title Owners

(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: December 1, 2010
(enter date affidavit is notarized)

110029a

for Application No. (s): SE 2010-DR-024
(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)
Tramonte, Yeonas & Roberts, P.C.	8221 Old Courthouse Rd #300 Vienna, VA	Attorney/Agents
Keith C. Martin		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: December 1, 2010
 (enter date affidavit is notarized)

110029a

for Application No. (s): SE 2010-DR-024
 (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)
 Discovery Woods Learning Community, LLC
 1641 Besly Road
 Vienna, VA 22182

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)
 Rebecca F. Stoddard-Sole Member.Manager

(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: December 1, 2010
(enter date affidavit is notarized)

110029a

for Application No. (s): SE 2010-DR-024
(enter County-assigned application number (s))

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

Sack Harris & Martin, P.C.
8270 Greensboro Dr. #810
McLean, VA 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)

James M. Sack
Robert A. Harris IV
Keith C. Martin

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

Walter L. Phillips, Incorporated
207 Park Ave.
Falls Church, VA 22046

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)

Brian G. Baillargeon
Jeffery J. Stuchel

(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: December 1, 2010
(enter date affidavit is notarized)

1100292

for Application No. (s): SE 2010-DR-024
(enter County-assigned application number (s))

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

Tramonte, Yeonas & Roberts, P.C.
8221 Old Courthouse Rd. #300
Vienna, VA 22182

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)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts

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: December 1, 2010
(enter date affidavit is notarized)

110029a

for Application No. (s): SE 2010-DR-024
(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)

(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: December 1, 2010
(enter date affidavit is notarized)

110029a

for Application No. (s): SE 2010-DR-024
(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 1, 2010
(enter date affidavit is notarized)

110029a

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:

(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1st day of December 20 10, in the State/Comm. of Virginia, County/City of Fairfax

Teresa F. Rankin
Notary Public

My commission expires: 1.31.2011



TRAMONTE, YEONAS & ROBERTS, P.C.

Attorneys and Counsellors at Law

8221 Old Courthouse Road, Suite 300
 Vienna, Virginia 22182
 Telephone: 703-734-4800
 Facsimile: 703-442-9532

August 16, 2010

Revised December 1, 2010

RECEIVED
 Department of Planning & Zoning
 DEC 01 2010
 Zoning Evaluation Division

Ms. Regina Coyle, Director
 Department of Planning and Zoning
 Fairfax County
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035

Re: Special Exception by Discovery Woods Learning Community, LLC
 for a Child Care Center and Private School with less than 100 Students
 Daily on Tax Map Nos. 19-4((1)) 6, 11

Dear Ms. Coyle:

The Applicant, Discovery Woods Learning Community, LLC, is requesting a Special Exception in connection with the referenced property to utilize the existing house and grounds as a child care center and school of general education.

The Applicant is currently licensed through the Virginia Department of Social Services ("VDSS") to operate a "family day home" as that term is defined by the rules and regulations of VDSS to allow Applicant to care for up to twelve (12) children, Monday through Friday from 7:00 a.m. to 6:00 p.m. Applicant has been licensed by VDSS and operating the family day home/home child care facility since November of 2009 on the Property with up to seven (7) children present at any one time in the facility.

The Applicant does not intend to construct any new buildings on the Property to otherwise perform any renovations, excavation or construction on the Property or Dwelling. Applicant plans to continue to use the Property and Dwelling Unit located thereon in its current state for the school. Access to the Property will be via a 24 foot wide interparcel access easement across Parcel 19 connecting to Vernon Drive. According to Zoning Administration division, Parcel 19 does not need to be a part of the application if it is only providing access to a public street by easement.

The following is a written statement from the applicant describing the proposed use, giving all pertinent data, including specifically:

- A. Type of operation(s). Child Care Center and Private School with an enrollment of less than 100 students daily. Applicant proposes to operate a small group school and daycare

TRAMONTE, YEONAS & ROBERTS, P.C.

Ms. Regina Coyle

August 16, 2010

Page 2 of 4

for children ages one (1) year through twelve (12) years of age. The children are taught using a Waldorf and Reggio Emilio teaching method with a strong emphasis on nature, experimentation and scientific method. Studies have proven that infants once they are able to sit and crawl benefit greatly from being part of a social, experiential learning program. The Applicant is a firm advocate of keeping the facility and Property in its natural form and utilizing environmentally sound practices in the upkeep and maintenance of the Property, Dwelling and the operation of the school.

- B. Hours of operation. Monday-Friday 7 a.m. to 6 p.m.
Child Care Center: 7 a.m. to 8:30 a.m. and 3 p.m. to 6 p.m.
Private School: 8:30 a.m. to 3 p.m.
- C. Estimated number of patrons/clients/patients/pupils/etc. Maximum of 26 students daily, plus, limited number of special events per year with groups exceeding 10.
- D. Proposed number of employees/attendants/teachers/etc. 4 Employees
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. Approximately 75 vehicular trips per day. 30 trips in the a.m and p.m peak hours.
- F. Vicinity or general area to be served by the use. Northern Virginia and Washington Metropolitan area.
- G. Description of building facade and architecture of proposed new building or additions. The existing house shall remain with no exterior changes. There will be limited accessory structures in the rear yard.
- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355. None.
- I. The proposed use conforms to all adopted ordinances and standards, except for the following waivers listed below:
 - a) A waiver of the onroad bike route along Towlston Road;
 - b) A waiver of the frontage improvements along Leesburg Pike and Towlston Road;
 - c) A wavier of the transitional screening and barrier requirement along Leesburg Pike. Justification for this request is based on Zoning Ordinance section 13-305(3) and section 13-305(12);
 - d) A waiver of the barrier requirement along parcel 19. Justification for this request is based on Zoning Ordinance section 13-305(2);
 - e) A waiver of the service drive requirement along Leesburg Pike;
 - f) A waiver of the trail requirement along Leesburg Pike; and,
 - g) A waiver of the trail requirement along Towlston Road.

Ms. Regina Coyle

August 16, 2010

Page 3 of 4

It is submitted that the proposed use meets the General Standards for granting of Special Exceptions as follows:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan. The subject property is planned for residential low density. The proposed use will be designed to look like a single family dwelling.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. The proposed use is in harmony with the purpose and intent of the R-1 district which allows selected uses which are compatible with the low density character.
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. The proposed building shall be located and designed to be compatible with the neighborhood.
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. A majority of the property will consist of green space.
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. Signage

TRAMONTE, YEONAS & ROBERTS, P.C.

Ms. Regina Coyle

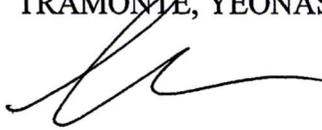
August 16, 2010

Page 4 of 4

shall be compatible with the residential character of the neighborhood.

Very truly yours,

TRAMONTE, YEONAS & ROBERTS, P.C.

A handwritten signature in black ink, appearing to read 'Keith C. Martin', written over the printed name.

Keith C. Martin

Copy to:

Rebecca F. Stoddard

WALTER L. PHILLIPS, INCORPORATED

Est. 1945

December 1, 2010

Via Delivery

Suzie Zottl, LEED AP
Senior Staff Coordinator
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
DEC 01 2010
Zoning Evaluation Division

Re: **Discovery Woods, Fairfax County Tax Maps 19-4-01, Parcels 6 and 11**

Dear Ms. Zottl:

This letter shall serve to request that the requirement to provide a trail along Leesburg Pike be waived for the above captioned project. Specifically, we are requesting that the requirement to construct a Major Paved Trail along the frontage on Leesburg Pike be waived.

By the way of background, this is a 1.48 acre parcel located at the intersection of Leesburg Pike and Towlston Road in Fairfax County. The property is owned by a Stephen Q. Thompson and is leased by the Discovery Woods Learning Center. The property is currently zoned R-1. The proposed development consists of the modifying the use of the existing buildings on the property to allow for a total of 26 students and 4 teachers.

The current Comprehensive Trails Plan indicates a Major Paved Trail is planned along the frontage on Leesburg Pike. Instead of building Major Paved Trail, we propose to dedicate the necessary right-of-way and request to have the trail requirement waived due to the existing topography of the site along the frontage. The location in which the trail would need to be proposed is approximately 12 feet above the grade on Leesburg Pike; therefore, if the trail was proposed, then a large retaining wall would need to be provided next to the trail which would be a large, unaffordable expense to the applicant.

207 Park Avenue
Falls Church, Virginia 22046
Telephone: (703) 532-6163
Facsimile: (703) 533-1301



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Founded 1945

Ms. Zottl

Page 2

December 1, 2010

I appreciate your time and effort in this matter and look forward to your favorable response. Please feel free to give me a call or email me at avinson@wlpinc.com should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Vinson', with a stylized flourish at the end.

Aaron Vinson, P.E.
Director of Engineering

UP3 HICKORY COMMUNITY PLANNING SECTOR

CHARACTER

The Hickory Community Planning Sector is generally bounded on the north by Georgetown Pike (Route 193), on the east by Old Dominion Drive and Towlston Road, and on the south by Leesburg Pike (Route 7). A portion of the sector between Hunter Mill Road and the Difficult Run Stream Valley extends south of Leesburg Pike (Route 7) to the Dulles Airport Access Road.

This sector retains much of the rural character of the Riverfront and Springvale sectors, although developed at a somewhat higher residential density. There are large-lot subdivisions and some in half- and one-acre development. There are several operating farms in the sector. A major land use objective for the sector is to maintain the low density character by encouraging large-lot residential development.

Local-serving commercial uses are located at Great Falls Village and at the intersection of Walker Road and Colvin Run Road. Additional commercial uses are available outside the sector in Reston, Herndon, Tysons Corner, and Vienna.

Colvin Run Mill Historic Overlay District is a significant heritage resource in this sector. The mill is listed in the Virginia Landmarks Register and National Register of Historic Places. Individual sites within the district are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Hickory Community Planning Sector is designated a Low Density Residential Area in the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Hickory Community Planning Sector is largely developed as stable low density residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 24 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

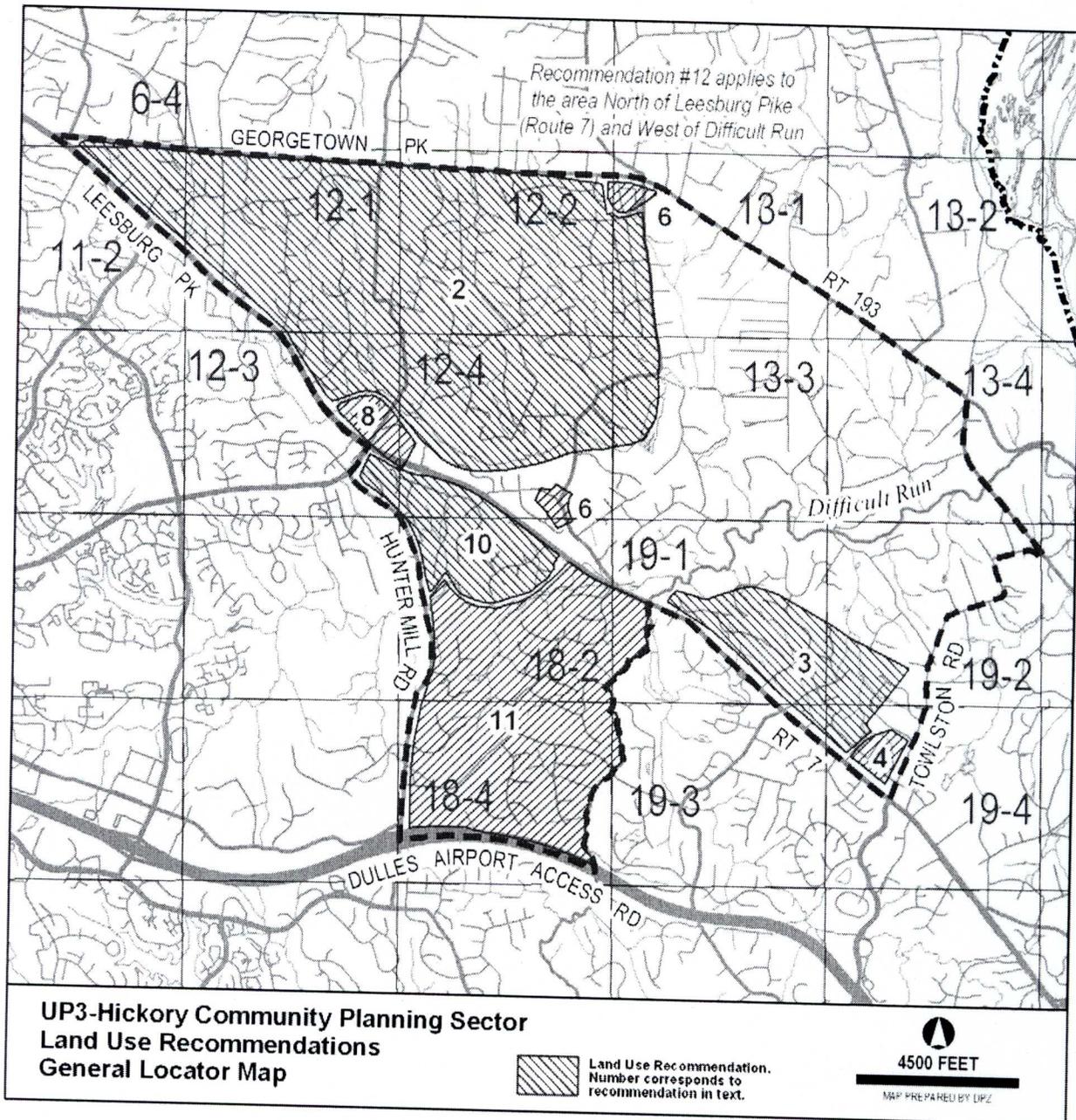


FIGURE 24

1. Most land should be developed for residential use at .2-.5 dwelling units per acre in order to preserve the existing character and support the concept of low density residential development for land in the Reston environs. [Not shown]
2. The area bounded by Leesburg Pike (Route 7), Georgetown Pike, Walker Road and Piney Run is planned for residential use at .5-1 dwelling unit per acre, as shown on the Plan map, to reflect existing and committed development. New development should be generally consistent with existing zoning and should provide for ample landscaping, buffering and substantial building setbacks to ensure that the present relatively low density character of the area will be preserved when viewed from the collector and arterial roadways serving the sector.
3. Residential use at .5-1 dwelling unit per acre is planned for the area north of Leesburg Pike (Route 7), between Difficult Run and Towlston Road, as shown on the Plan map. New development should be generally consistent with existing zoning, should provide large lots along the frontage of Leesburg Pike (Route 7) and Towlston Road to preserve the low density, rural characteristics of Towlston Road and Leesburg Pike (Route 7), and should provide substantial buffers along the frontage of Leesburg Pike (Route 7).
4. The northwest quadrant of the intersection of Route 7 and Towlston Road, bounded by the Glen Haven Farms subdivision to the north and Kenmore subdivision to the west, is planned for .5-1 dwelling unit per acre to be compatible with the planned density in this vicinity along Route 7. Substantial buffering, adequate landscaping and a substantial setback of buildings along the west side of Towlston Road in the area south of Glen Haven Farms subdivision are appropriate to preserve the low density, rural character of Towlston Road.
5. Cluster subdivisions may be appropriate in this sector if the following criteria are met and are rigorously applied: 1) Wherever possible the proposed open space should provide connections with existing or planned trails; 2) Individual lots, buildings, streets, utilities and parking areas are designed and situated to minimize the disruption of the site's natural drainage and topography, and to promote the preservation of important view sheds, historic resources, steep slopes, stream valleys and desirable vegetation; 3) Site design and building location are done in a manner that is compatible with surrounding development; 4) Modifications to minimum district size, lot area, lot width or open space requirements of a cluster subdivision in the R-E and R-1 Districts are not appropriate, unless significant benefits can be achieved in the preservation of the natural environment, scenic view shed(s) or historic resources by permitting such modifications; and 5) Lot yield shall be limited to that which could reasonably result under conventional development. [Not Shown]
6. Commercial uses should be limited to existing commercial areas in the vicinity of Walker Road and Route 193, and Walker Road and Colvin Run Road. Commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. However, it would be appropriate for some required commercial parking to be located on the residentially-zoned portion of Tax Map 12-4((16)), provided that the Alfred Leigh House is rehabilitated and maintained as defined in "The Secretary of the Interior's Standards for Historic Preservation Projects." The Fairfax County Architectural Review Board should provide guidance. The parking should be buffered from surrounding residential development. Such parking use should only be continued in conjunction with the continued maintenance of the Leigh House. Should the Leigh House be demolished, use of the residentially-zoned land for parking should cease

and the land should be restored to its original condition or a condition appropriate for residential use.

7. The Route 7 Corridor is planned for and should continue to be reserved for residential development. Industrial, office, research and development (R&D), and retail commercial uses are not appropriate in the Route 7 Corridor. 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 character of the corridor in order to prevent commercial or quasi-commercial encroachment. [Not shown]
8. The northwest and northeast quadrants of the intersection of Route 7 and Springvale Road are planned for residential use at .5-1 dwelling unit per acre. Consolidation of parcels and a coordinated access point to Springvale Road should be required. (See Figure 25.)
9. In this planning sector 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. [Not shown]
10. The area south of Leesburg Pike (Route 7), south of Baron Cameron Avenue and east of Hunter Mill Road is planned for residential use at .5-1 dwelling unit per acre. Development at this density is similar to existing residential development in the area and will help to maintain a low density buffer around Reston. Additional Plan guidance is included under Land Use Recommendation #10 for Sector UP5.
11. The area bounded by Hunter Mill Road, Colvin Run, Leesburg Pike (Route 7), Difficult Run and the Dulles Airport Access Road is part of the Difficult Run watershed and is planned for low density residential development at .2-.5 dwelling units per acre as shown on the Plan map. Uses requiring special permit or 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. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses or the expansion of existing uses to determine if adding new uses or expanding existing uses will change the low density residential character of the area.
12. Turner Farm Park, in the heart of the Great Falls area, is planned for an astronomical observatory for educational and recreational use by County schools and residents due to having among the darkest night sky in the Washington, D.C. Metropolitan Area. The night sky in the area surrounding the planned observatory should be protected from excessive and improper lighting. New development (i.e., public and private) in planning sector UP2 and planning sector UP3, north of Leesburg Pike (Rt. 7) and west of Difficult Run, should provide energy efficient lighting that reduces glare, eliminates light trespass and reduces sky glow.
13. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios). [Not shown].



County of Fairfax, Virginia

MEMORANDUM

DATE: December 28, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2010-DR-024)

REFERENCE: SE 2010-DR-024; Discovery Woods Learning Center L.L.C.
Land Identification: 19-4 ((1)) 6, and 11

The following comments reflect the position of the Department of Transportation, and are based on the applicant's statement of justification, and Special Exception Plat revised to December 1, 2010. Because this review is based in part on the information submitted, development and use of the site in accordance with this information should be a condition of approval.

The applicant is seeking permission to establish a child care center and school of general education. There are no significant transportation issues remaining with the application. The applicant, at the request of the County and VDOT has relocated the site access on Vernon Drive so as to be more distant from the intersection with Tolston Road, and has committed to provide additional dedication along Tolston Road and Route 7. The commitment for these dedications can be worded to provide for dedication upon request from Fairfax County Department of Transportation, and not at time of site plan review.

The applicant has requested a waiver of construction of the third westbound travel lane on Route 7 and for a waiver of dedication and construction of the service drive. This Department would not object to a waiver of construction of the third lane due to the limited site frontage on Route 7, and would not object to waiver of service drive dedication and construction since all properties along this segment of Route 7 have access via Vernon Drive.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.



County of Fairfax, Virginia

MEMORANDUM

December 8, 2010

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluations Division

FROM: Craig Herwig, Urban Forester III 
Forest Conservation Branch, DPWES

SUBJECT: Discovery Woods Learning Center, SE 2010-DR-024

RE: Request for assistance dated December 6, 2010

This review is based on the Special Exception Application SE 2010-DR-024, and the revised Special Exception Plat stamped "Received, Department of Planning and Zoning December 1, 2010."

General Comment: Comments on the previously submitted Special Exception Application and Special Exception Plat were provided to DPZ in the memo dated November 4, 2010. Comment #2 contained in that memo was not adequately addressed.

- 1. Comment:** The Applicant is requesting a modification of the transitional screening and barrier requirements adjacent to parcel 19, along the western and northern property boundaries. Justifications for the modifications have been provided, however the proposed landscape plan does not meet the intent of transitional screening 1.

Recommendation: The Applicant should provide a landscape plan that meets the requirements of transitional screening 1, and incorporates the following:

- a mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten year tree canopy of seventy-five percent or greater;
- a mixture of trees consisting of at least seventy percent evergreen trees consisting of no more than thirty-five percent of any single species of evergreen or deciduous tree; and
- a mixture of predominately medium evergreen shrubs at a rate of three shrubs every ten linear feet for the length of the transitional yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/
UFMID #: 155460

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

November 4, 2010

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester II *CSH*
Forest Conservation Branch, DPWES

SUBJECT: Discovery Woods Learning Center, SE 2010-DR-024

RE: Request for assistance dated October 15, 2010

This review is based on the Special Exception Application SE 2010-DR-024 and the Special Exception Plat stamped "Received Department of Planning and Zoning August 27, 2010." A site visit was conducted on Friday, October 29 2010.

- 1. Comment:** It appears the Applicant is requesting a waiver of the transitional screening and barrier requirements along Leesburg Pike however, no justification as been provided with this application.

Recommendation: The applicant should provide one or more justifications to waive the required transitional screening and barrier requirements as found in 13-305 of the Zoning Ordinance.

- 2. Comment:** It appears the applicant is requesting a modification of the transitional screening and barrier requirements along parcel 19 however, no justification for this waiver has been provided and it is unclear what modification is being requested. In addition, the existing vegetation adjacent to the northern and western property boundaries, adjacent single family dwellings, does not meet the intent of the transitional screening requirement.

Recommendation: The Applicant should provide transitional screening calculations in accordance with 13-303.3B of the Zoning Ordinance and a modification request with one or more of the justifications found in 13-305 of the Zoning Ordinance.

Please feel free to contact me if you have any questions or concerns.

CSH/
UFMID #: 155460

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

DATE: October 21, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SE 2010-DR-024

After reviewing the application, we have only one comment to consider. The Health Department records indicate that the existing house is served by an existing onsite sewage disposal system rated for 600 gpd. The applicant states an enrollment of less than 100 students which the current system would not support. The Health Department has no problem with this proposal as long as the structures to support these students are connected to the public sewerage system as shown on the copy of the proposed site plan. The Health Department would also request with the connection to the public sewer that the septic tank be properly abandoned.

Fairfax County Health Department

Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8150
www.fairfaxcounty.gov/hd





County of Fairfax, Virginia

MEMORANDUM

DATE: January 10, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application #SE 2010-DR-024, Discovery Woods Learning Community, Special Exception Plat dated December 1, 2010, LDS Project #2443-ZONA-002-2, Tax Map #019-4-01-006 & 011, Dranesville District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Redevelopment of sites are required to provide a reduction in Phosphorus loads compared to predevelopment conditions in accordance with PFM 6-0401.2B. The gravel driveway is impervious as per CBPO 118-1-6(k). The relocation of the driveway is a slight increase in impervious area relative to existing condition. Water quality controls needs to be addressed for this development (PFM 6-0401.2A). A conservation easement can be provided for this redevelopment work. Provide BMP computation and show the easement on the SE plat for the development (PFM 6-0401.2A).

Floodplain

There are no regulated floodplains on the property.

Stormwater Detention

Stormwater detention is required, if not waived. Applicant indicates to apply for a stormwater detention waiver. The detention waiver is required prior to site plan approval.

Downstream Drainage Complaints

There are downstream drainage complaints on file. A property downstream of the subject property (Lot 16) reported standing water in 1993 and the subject property owner reported creek overflow in a heavy rain in 1990.

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



Suzie Zottl, Staff Coordinator

Special Exception Application #SE 2010-DR-024, Discovery Woods Learning Community

January 10, 2011

Page 2 of 2

Site Outfall

The narrative provided on Sheet P-0501 is based on 90% of the size of the first drainage area per PFM 6-0203.2A. However, Zoning Ordinance (ZO 18-202.10.F (2) (c)) requires the applicant to provide outfall narrative to a point which is at least 100 times the site area.

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

SR/

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



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD *SS*

DATE: November 11, 2010

SUBJECT: SE 2010-DR-024
Discovery Woods Learning Center
Tax Map Number(s): 19-4 ((1)) 6, 11

BACKGROUND

The subject special exception application is for operation of a learning center. The site is located in the Dranesville Supervisory District, at the intersection of Leesburg Pike and Towlston Road. The property is in the Upper Potomac Planning District, in the Hickory Community Planning Sector (UP3).

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to ensure the long-term protection, preservation, and sustainability of park resources and mitigate adverse impacts to park and recreation facilities caused by growth and development (Parks and Recreation, Objectives 5 and 6, p.7-8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of natural resources (Parks and Recreation Objectives 2 and 5, p.5-7). Cultural resource protection is also addressed in the Policy Plan, centering on protecting and preserving significant cultural resources on parkland and encouraging the same on private property (Parks and Recreation Objectives 1 and 3, p.4-6). Text from the Upper Potomac District chapter of the draft Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan.

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:

The application proposes no new residential or mixed use development and does not contribute to new facility needs.

Recreational Impact:

Using established park and recreation impact metrics, the subject use and square footage creates no additional recreational impacts. However, a recreation area is an important part of any school campus, and the Park Authority acknowledges the recreation/outdoor classroom area (approx. 5,000 sf) shown on the site plan.

Natural Resources Impact:

No natural resource impacts.

Cultural Resources Impact:

The parcel was subject to an archival review only. Parcels were reviewed previously as part of SE 2008-DR-004. The archival review indicated that the property has a moderate potential for historic archaeological resources along Leesburg Pike.

Potentially disturbed areas of the property should be subjected to a tight interval Phase I archaeological survey; that is 40-foot interval between shovel test pit (STP) samples with 20 foot interval radials around positive STP samples. The survey should be done using a scope of work provided by the Park Authority's Cultural Resource Management and Protection Section (CRMP).

If any archaeological resources are found by the Phase I survey and determined to be potentially significant, then a Phase II assessment should be done. If any sites are further determined to be significant, they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by CRMP. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to the CRMP.

Trails:

No trails impacts.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Using a scope of work provided by CRMP, a tight interval Phase I archaeological survey should be completed. Phase II and/or III assessments, if required, will also require scope and approval from CRMP.

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APPENDIX 10

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, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
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 Title 63.2, 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 a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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