

PROPOSED DEVELOPMENT CONDITIONS**SE 2013-PR-021****May 21, 2014**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2013-PR-021, located at 3035 Cedar Lane, Tax Map 49-3 ((1)) 25A, to permit a church with a child care center, nursery school and private school of general education pursuant to Sect. 3-104 of the 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 the 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 this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat entitled Special Exception Plat/Minor Site Plan, Bruen Chapel Methodist Church & Montessori School of Cedar Lane, prepared by Smith Engineering, containing two sheets dated August 23, 2013 as revised through May 20, 2014, and the Parking Lot Re-Striping Exhibit, prepared by Dominion Surveyors, Inc., containing one sheet dated April 16, 2014 as revised through May 20, 2014, 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 the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permits for the church and the school, and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. A minor site plan addressing storm water quality control for the parking and access drive located in the front of the structure shall be submitted to DPWES and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
6. The church shall be limited to a maximum seating capacity for the sanctuary of 108 seats.

7. The nursery school, child care and private school of general education are limited to a total maximum daily enrollment of 104 children, ages 2½ to 12 years. The hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday through Friday, year round.
8. As depicted on the Special Exception Plat, the Applicant shall reserve a 43.5-foot half-section of right-of-way on Cedar Lane and record a Deed of Reservation for a future public road prior to issuance of a Non-RUP. The Applicant shall convey said right-of-way area in fee simple and at no cost to the Board upon demand.
9. The parking lot will be restriped and wheel stops installed in general conformance with the Parking Lot Re-Striping Exhibit, dated April 16, 2014, prior to issuance of the Non-RUP.
10. A Dustless Surface Waiver shall be obtained from the DPWES through the established procedures prior to any minor site plan approval.
11. Prior to issuance of a Non-RUP, all gravel surfaces will be removed from the rear of the property that is not defined as gravel parking on the Parking Lot Re-Striping Exhibit dated April 16, 2014. This area shall be dressed with topsoil and overseeded to promote revegetation within one year of Special Exception approval.
12. Landscaping shall be provided in conformance with the approved Special Exception Plat prior to issuance of a Non-RUP. The applicants shall provide the plant quantities (four trees and 55 shrubs) listed in the Plant Schedule without exception, but may determine the mix of the species listed on the Plat at the time of installation. Shrubs shall be 18 inches in height at the time of planting. Existing and proposed landscape plantings on-site shall be maintained. Any dead, diseased or dying plantings shall be replaced within six months with the same species unless an alternative species is approved by the Urban Forest Management Division.
13. Signage shall be permitted on the property in accordance with Article 12 of the Zoning Ordinance. All non-permitted signs shall be removed within 60 days of the Special Exception approval.
14. New or replaced outdoor lighting fixtures shall be in accordance with Sect. 14-902 of the Zoning Ordinance.
15. No use(s), temporary or permanent, not specifically approved with this application shall be located on the subject property.
16. There shall be no outdoor storage of materials, equipment, or vehicles, except as associated with the playground.

17. Periodic written notice, at least twice a year, shall be issued to parents reminding them to obey all traffic regulations in the drop-off and pick-up of children. Specifically, drivers will be advised to exercise caution when entering and exiting the site, being especially aware of approaching traffic from the direction of the Route 50 intersection, and that when waiting for the traffic signal at Cedar Lane and Route 50, it is illegal and unsafe to cross the double yellow line and encroach into the oncoming traffic lane for the purpose of accessing the property.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 18 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.

ZONING REQUIREMENTS

1) ZONING	R-1
2) AVERAGE LOT AREA	N/A
3) MAX. LOT AREA	36,000
4) MIN. LOT WIDTH	150
5) MAX. BUILDING HEIGHT	47 FOOT (SINGLE FAMILY DWELLING)
6) NUMBER OF FLOORS	N/A
7) MAX. YARD REQUIREMENTS:	
FRONT	10
SIDE	20
REAR	25
8) MAXIMUM FAR	EL 50 FOR USE OTHER THAN CENTRAL OR PUBLIC
9) MINIMUM SETBACK	N/A
10) OPEN SPACE REQUIRED	N/A
11) ANGLE OF BULK PLANE:	FRONT 50° SIDE 45° REAR 45°
12) OVERLAY DISTRICT(S)	N/A

SITE PLAN (SP) TABULATIONS

1) SITE AREA	2,659	115,602
2) AREA OF STREET CROSSLING	N/A	
3) USE	CHURCHES	
4) NUMBER OF LOTS	N/A	
5) AREA OF LOTS	115,602	
6) DONUTS	N/A	
7) EXISTING BUILDING GROSS FLOOR AREA	N/A	
8) PROPOSED BUILDING GROSS FLOOR AREA	N/A	
9) EXISTING BUILDING NET FLOOR AREA	N/A	
10) PROPOSED BUILDING NET FLOOR AREA	N/A	
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	N/A	
12) PROPOSED BUILDING HEIGHT	N/A	
13) PROPOSED NUMBER OF FLOORS	N/A	
14) TOTAL HANDICAPPED PARKING REQUIRED	N/A	
15) TOTAL HANDICAPPED PARKING PROVIDED	N/A	
16) TOTAL HANDICAPPED VAN SPACES REQUIRED	N/A	
17) TOTAL HANDICAPPED VAN SPACES PROVIDED	N/A	
18) TOTAL PARKING SPACES REQUIRED	N/A	
19) TOTAL PARKING SPACES PROVIDED	N/A	
20) LOADING SPACES REQUIRED	N/A	
21) LOADING SPACES PROVIDED	N/A	
22) OPEN SPACE PROVIDED	N/A	

GENERAL NOTES

- TAX MAP NUMBER 49-3(1) 25A
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 45105PK/CD/DE, REVISED SEPTEMBER 17, 2010.
- BOUNDARY AND BUILDING LOCATION SURVEY PERFORMED BY COMMONWEALTH SURVEYING INC., AUGUST 2013. THEY ARE NOT AWARE OF ANY UNRECORDED EASEMENTS, ETC. OF GREATER AFFECTING THIS PROPERTY.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR SEPTIC FIELDS.
- REQUESTED CHANGES/MODIFICATIONS:
 - THE COUNTY PLANNED TRAIL PLAN ADOPTED BY THE BOARD 4/17/2009 (TRANSITIONAL SCREENING AND BARRIERS (C.I. 1) 3500)
 - OUTLETS SURFACE (FORM 74504)
- REQUIRED PARKING SPACES & BASED OFF OF 1 SPACE PER 4 SEATS (CHURCH) AND 2.16 SPACE PER CHILD (SCHOOL), THE CHURCH HAS 106 SEATS.

EROSION AND SEDIMENT NOTE:

THIS PLAN PROVIDES STRIPING FOR PARKING AND A TURNAROUND. THE REMOVAL OF EXISTING GRASS AND THE ADDITION OF GRAVEL, SINCE THE ONLY DISTURBANCE AREA IS THE ADDITION AND REMOVAL OF GRAVEL, THE USE OF EROSION AND SEDIMENT STRUCTURAL CONTROLS IS NOT REQUIRED.

CHESAPEAKE BAY PRESERVATION ORDINANCE CERTIFICATE:

THESE BY CERTIFY THAT I HAVE EXAMINED THE ABOVE REFERENCE PLANS AND FIND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (COUNTY CODE CHAPTER 11E). I FURTHER CERTIFY THAT THERE ARE NO RESOURCES PROTECTION AREA (RPA) LOCATED ON THE LOT DEDICATED ON AN EXAMINATION OF THE ARCHIVED RECORDS AND ANY OF THE COUNTY OF CHESAPEAKE BAY PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7 2003 AND EFFECTIVE NOVEMBER 18, 2003 THROUGH MAY 22, 2007.

TRANSITIONAL SCREENING REQUIREMENTS

FRONT: 285' LONG & 25' WIDE
 EXISTING AREA = 6,906 SF
 EXISTING CANOPY = 209 SF
 EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 2,497 SF
 EXISTING SCREEN = 63

MODIFICATION DUE TO THE EXISTING IMPERVIOUS:
 EXISTING PERVIOUS AREA = 4013 = 42%
 2300 LB PER SF (285' X 100') = 230,000 LBS
 100' X 10' TREE CANOPY REQUIRED = 6013 X 0.25 = 1503 SF
 3.010 SF = 249 SPP = 268 SOFT = 30% DECIDUOUS & 70% EVERGREEN
 + 4 DECIDUOUS TREES (100' X 10') = 4000 SF (100' X 10' X 10' X 10')

MODIFICATION DUE TO THE FRONT TRANSITIONAL SCREENING:
 BECAUSE THIS IS A CHURCH AND SCHOOL (EDUCATIONAL USE), COMPLETELY SCREENING THE FRONT OF THE BUILDING WILL BE DETRIMENTAL, SO THE 4 DECIDUOUS TREES ARE PROVIDED.

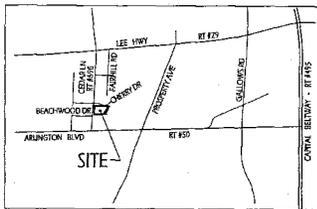
NORTH SIDE: 436' LONG & 25' WIDE
 EXISTING AREA = 10,915 SF
 EXISTING CANOPY = 10,171 SF
 EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 11,217 SF
 750' X 10' TREE CANOPY REQUIRED = 10,215 X 0.25 = 2554 SF
 ADEQUATE LOW SCREENING EXISTING FOR NORTH SIDE WITH THE EXCEPTION ON THE TOP OF SHADY AREA (DONUT)

MODIFICATION DUE TO THE EXISTING IMPERVIOUS WITHIN THE 170':
 EXISTING PERVIOUS AREA = 2265 / 2905 = 62%
 3.010 LB PER SF (170' X 100') = 310,000 LBS
 100' X 10' TREE CANOPY REQUIRED = 4234 X 0.25 = 1059 SF

SOUTH SIDE: 332' LONG & 25' WIDE
 EXISTING AREA = 8,300 SF
 EXISTING CANOPY = 7,233 SF
 750' X 10' TREE CANOPY REQUIRED = 7,881 SF X 0.25 = 1,970 SF
 ADEQUATE LOW SCREENING EXISTING FOR SOUTH SIDE WITH THE EXCEPTION ON THE TOP OF SHADY AREA (DONUT)

MODIFICATION DUE TO THE EXISTING IMPERVIOUS WITHIN THE 100':
 EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 3,193 SF
 EXISTING PERVIOUS AREA = 1000 / 2500 = 40%
 3.010 LB PER SF (100' X 100') = 300,000 LBS
 100' X 10' TREE CANOPY REQUIRED = 4,396 X 0.25 = 1,099 SF

REAR: 347' LONG & 25' WIDE
 EXISTING AREA = 8,675 SF
 EXISTING CANOPY = 7,233 SF
 750' X 10' TREE CANOPY REQUIRED = 7,722 SF X 0.25 = 1,931 SF
 3.010 LB PER SF (170' X 100') = 300,000 LBS
 ADEQUATE SCREENING EXISTING FOR REAR



VICINITY MAP
SCALE 1" = 2,000'

TAX MAP REFERENCE NUMBERS

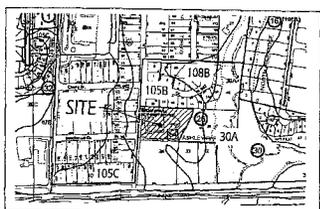
MAP PAGE #	DOUBLE CIRCLE #	SINGLE CIRCLE #	LOT/PARCELS #
49-3	1	25A	25A

WETLANDS CERTIFICATION:

THIS PROJECT INVOLVES THE EXISTENCE OF WETLANDS OR WATERS OF THE UNITED STATES WITHIN THE BOUNDARIES OF THE SITE OR OFF-SITE. AREAS TO BE DISTURBED. THIS PLAN HAS BEEN FORWARDED TO THE ARMY CORPS OF ENGINEERS FILED OFFICE FOR REVIEW.

HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: SMITH ENGINEERING - JACENT FOLE
 CHURCH DEVELOPER: BRUEN CHAPEL
 TITLE: _____



SOILS MAP DATA
SCALE 1" = 500'

SOILS MAP SOURCE: [] COUNTY MAP; [] PRIVATE SOILS SCIENTIST (FOR UNPAVED STREETS)

NO. NO.	SOIL NAME	FOUNDATION SUPPORT	EROSION POTENTIAL	PROBLEM CLASS
105B	IMPERVIOUS - GREENGLASS COMPLEX	GOOD	HIGH	C, N, V, B

FAIRFAX CO. DP/WES - IMPERVIOUS AREA ANALYSIS

PLAN NAME: SPECIAL EXCEPTION PLAN / MINOR SITE PLAN
 CD PLAN #:

DEVELOPMENT LEVEL		IMPERVIOUS AREA COMPUTATIONS	
IRL	ICOT	IRL	ICOT
A	A	2.55	2.55
C1	C1	0.63	0.51
U	U	0.50	0.39
A X1	A X1	1.49	0.93

DECREASE IN IMPERVIOUS ACRES (A X1) - (A X1) = 25.11 ACRES
 (IF AMOUNT TO BE FILLED IN BY COUNTY)
 PRO DATA SHARE ASSESSMENT AMOUNT = _____ ACRES
 WATERHELD RATE (SINCE DECREASE IN IMPERVIOUS ACRES)

EXISTING UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES INCURRED BY FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR DISCOVERS UTILITIES OTHER THAN THOSE INDICATED BY THIS UTILITY AND OTHER UTILITY COMPANIES, HE/SHE SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY ALL UTILITY AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THE PROJECT.

THE CONTRACTOR/DEVELOPER MUST VERIFY THE LOCATIONS AND DEPTHS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES ADJACENT TO THE PROJECT CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS.

OWNER INFORMATION

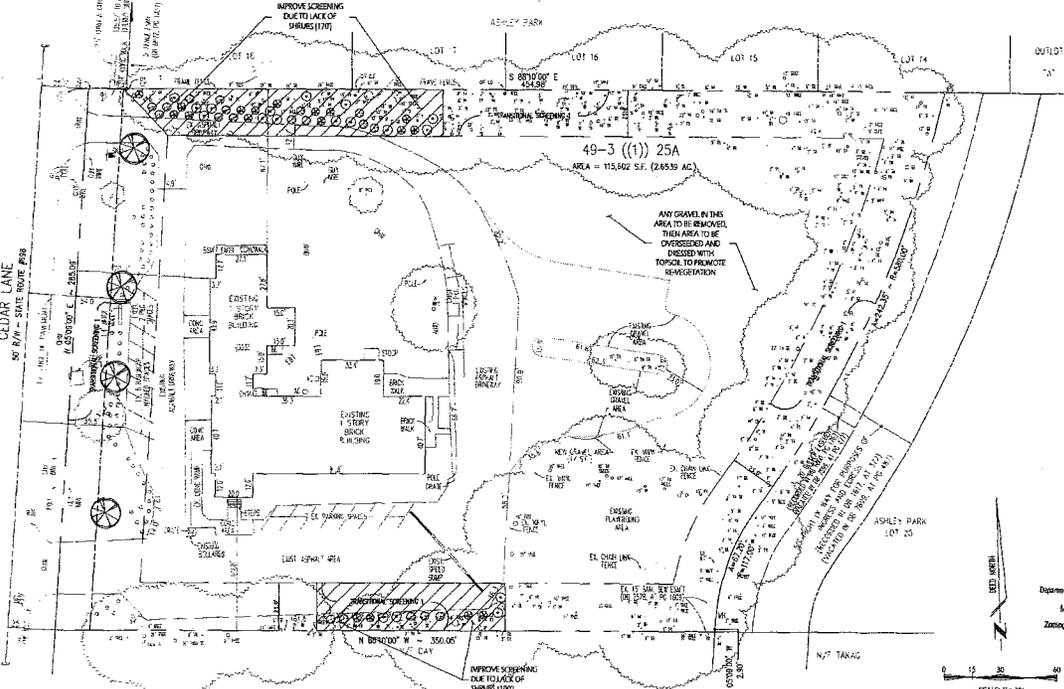
1) OWNER	CHURCH METHODIST, BRUEN CHAPEL
2) ADDRESS	2515 CEDAR LANE, FAIRFAX, VA 22031
3) PHONE	

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (YES INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC RIGHTS	NO
MINOR RIGHTS	NO
DISBURSE	NO
SYSTEMS/SEWER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE (HEIGHT / CALIPER)	JOB-YR TREE CANOPY (SQFT)	REMARKS
Deciduous	Acer Rubrum Quercus phellos Platanus acerifolia	4	2.0" CALIPER	200	Upon installation the owner may choose the exact number and placement of the various species listed.
Shrub	Amelanchier canadensis	15	3" HEIGHT	N/A	
Shrub	Clethra alnifolia	38	3" HEIGHT	N/A	
Shrub	Cornus amomum	15	3" HEIGHT	N/A	



SMITH ENGINEERING

SPECIAL EXCEPTION PLAN / MINOR SITE PLAN
 BRUEN CHAPEL METHODIST CHURCH & MONTESSORI SCHOOL OF CEDAR LANE



SMITH ENGINEERING
 11601 BOGUE DRIVE SUITE 202
 CHARLOTTE, VA 22031
 PHONE: 703-956-0304
 PROJECT: 145-02
 PROJECT MANAGER: ANTHONY J. SMITH
 Anthony@SmithEngineeringVA.com

PLAN SUBMISSIONS

8/23/2013	SUB TO FFX CO. (151)
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OTHER PLAN DISTRIBUTIONS:

RECEIVED
 Department of Planning & Zoning
 MAY 21 2014
 Zoning Division

SCALE: AS SHOWN
 DATE: MARCH 2014
 SHEET: 1 OF 2

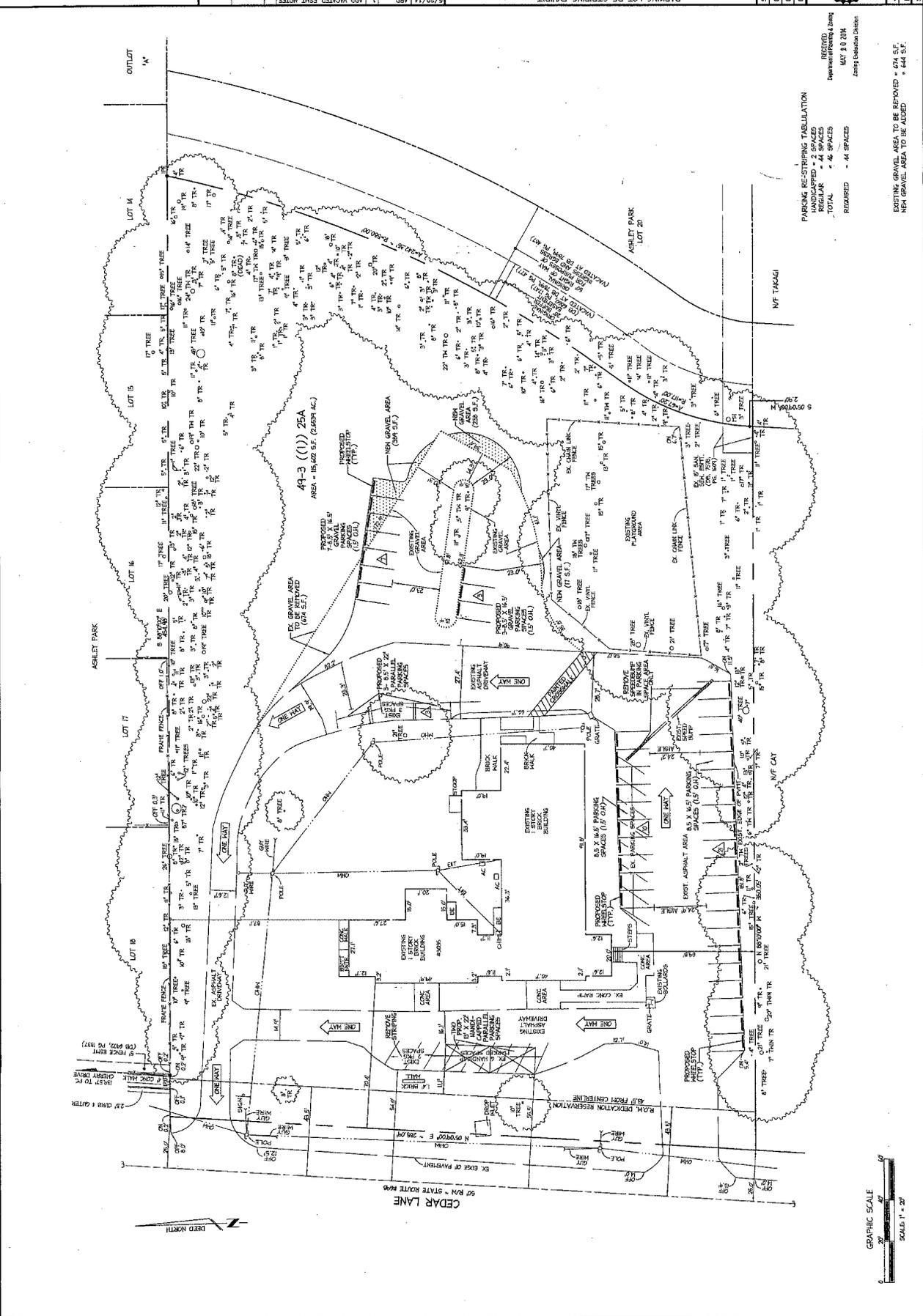
ALL LOGS MUST BE MAINTAINED THROUGHOUT THE PROJECT. 14502 Special Exception Plan, 3/20/14, E. 1033

DOMINION
Surveyors Inc.
8808 H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-616-6555
FAX 703-799-6412

ENGINEER	DATE	DESIGNER NO.	DESCRIPTION	REVISION BLOCK
9/20/14 ABO			ADD SKAFFERY EMAIL	
			APPROVED DATE	

BRUEN CHAPEL METHODIST CHURCH &
MONTROSSI SCHOOL OF CEDAR LANE
5E-203-PR-02
T1 44-3 (1) 25A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
DATE: APR. 2014
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.
RECEIVED
Department of Planning & Land
MAY 20 2014
U.S. NO. 1798
LAW OFFICE
Alan R. Babb
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U.S. NO. 1798
LAW OFFICE
Alan R. Babb



PARKING RECONFIGURATION TABELLATION
HANDICAPPED - 2 SPACES
REGULAR - 4 SPACES
TOTAL - 6 SPACES
REQUIRED - 4 SPACES

EXISTING GRAVEL AREA TO BE REMOVED = 674 S.F.
NEW GRAVEL AREA TO BE ADDED = 444 S.F.

