County of Fairfax, Virginia
Planning Commission Meeting
July 23, 2025
Planning Commission Action

ADMINISTRATIVE REVIEW OF SE 98-L-008 – MOTHER NURTURE COMPANY DBA FROG POND EARLY LEARNING CENTER
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 23, 2025, the Planning Commission voted 12-0 to confirm that the applicant for previously approved Special Exception SE 98-L-008 has provided site design details, elevations, and the color scheme to the Planning Commission for its review, in accordance with Development Condition # 9, and that the Planning Commission had the opportunity to review the submitted documents.

ATTACHED DOCUMENTS:
Development Condition Number 9

SL

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

MEMORANDUM

July 2, 2025

TO: Jill Cooper, Director of Clerk Services
Fairfax County Planning Commission

FROM: Lauren Hall, Staff Coordinator
Zoning Evaluation Division, DPD

SUBJECT: Administrative Review of Site Design, and Building Elevations and Color Scheme for Mother Nurture Company dba Frog Pond Early Learning Center (SE 98-L-008 Development Condition 9)

Attached are site design and building elevations and color scheme for Frog Pond Early Learning Center as per development condition 9, as well as key documents from the approved application and substantial conformance determination for reference.

Cc: Cathy Belgin, Branch Chief, Conformance and Acceptance Branch, ZED, DPD

PLANNING & DEVELOPMENT

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

Hall, Lauren

From: Pam Tinker <ptinker18@gmail.com>
Sent: Monday, June 23, 2025 1:28 AM
To: Hall, Lauren
Cc: Guthrie, Michelle; Campbell, Aaron; Nathan Ribyat <nribyat@rcfassoc.com>; Vince McHale
Subject: [EXTERNAL]Planning Commission Items for Review
Attachments: MNC New Building Elevations.pdf; Sample color scheme.rtfd.zip

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Greetings Lauren,
I am forwarding the elevations from Wilmot Construction for the proposed modular building for Mother Nurture Company dba Frog Pond Early Learning Center, 7204 Harrison Lane, Alexandria, VA 22306. Our color scheme will be white roof as recommended for energy efficiency and beige siding with white trim. I have attached a photo of an unrelated Wilmot school building that is an example of the exterior colors.
Following the unanimous approval by the Franconia Land Use Committee on Monday these items are now to be reviewed by the Planning Commission. Thank you for forwarding to the appropriate reviewers.
Sincerely,
Pam Tinker, Founder and President
Cell/text 703-795-3379

Hall, Lauren

From: Guthrie, Michelle
Sent: Wednesday, June 25, 2025 8:35 AM
To: Hall, Lauren; Pam Tinker
Cc: Campbell, Aaron; Nathan Ribyat <nribyat@rcfassoc.com>; Vince McHale
Subject: RE: [EXTERNAL]Planning Commission Items for Review
Attachments: Extracted pages from Frog Pond Minor Site Plan (06-18-2025).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lauren,
Attached is the most recent minor site plan sheet showing the proposed development. Let me know if you need anything else.
Michelle

From: Hall, Lauren <Lauren.Hall@fairfaxcounty.gov>
Sent: Monday, June 23, 2025 9:14 AM
To: Pam Tinker <ptinker18@gmail.com>
Cc: Guthrie, Michelle <Michelle.Guthrie@Fairfaxcounty.gov>; Campbell, Aaron <Aaron.Campbell@fairfaxcounty.gov>; Nathan Ribyat <nribyat@rcfassoc.com> <nribyat@rcfassoc.com>; Vince McHale <vmchale@rcfassoc.com>
Subject: RE: [EXTERNAL]Planning Commission Items for Review

Thanks Pam! Per the condition, please also send Phase II site design so that I can include that for the Planning Commission's review.

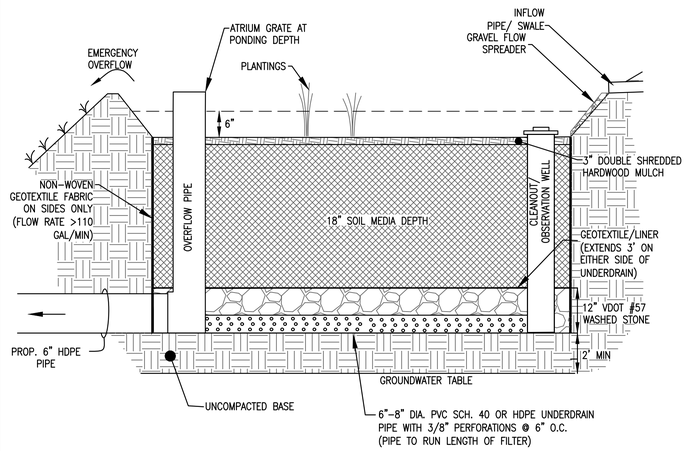
From: Pam Tinker <ptinker18@gmail.com>
Sent: Monday, June 23, 2025 1:28 AM
To: Hall, Lauren <Lauren.Hall@fairfaxcounty.gov>
Cc: Guthrie, Michelle <Michelle.Guthrie@Fairfaxcounty.gov>; Campbell, Aaron <Aaron.Campbell@fairfaxcounty.gov>; Nathan Ribyat <nribyat@rcfassoc.com> <nribyat@rcfassoc.com>; Vince McHale <vmchale@rcfassoc.com>
Subject: [EXTERNAL]Planning Commission Items for Review

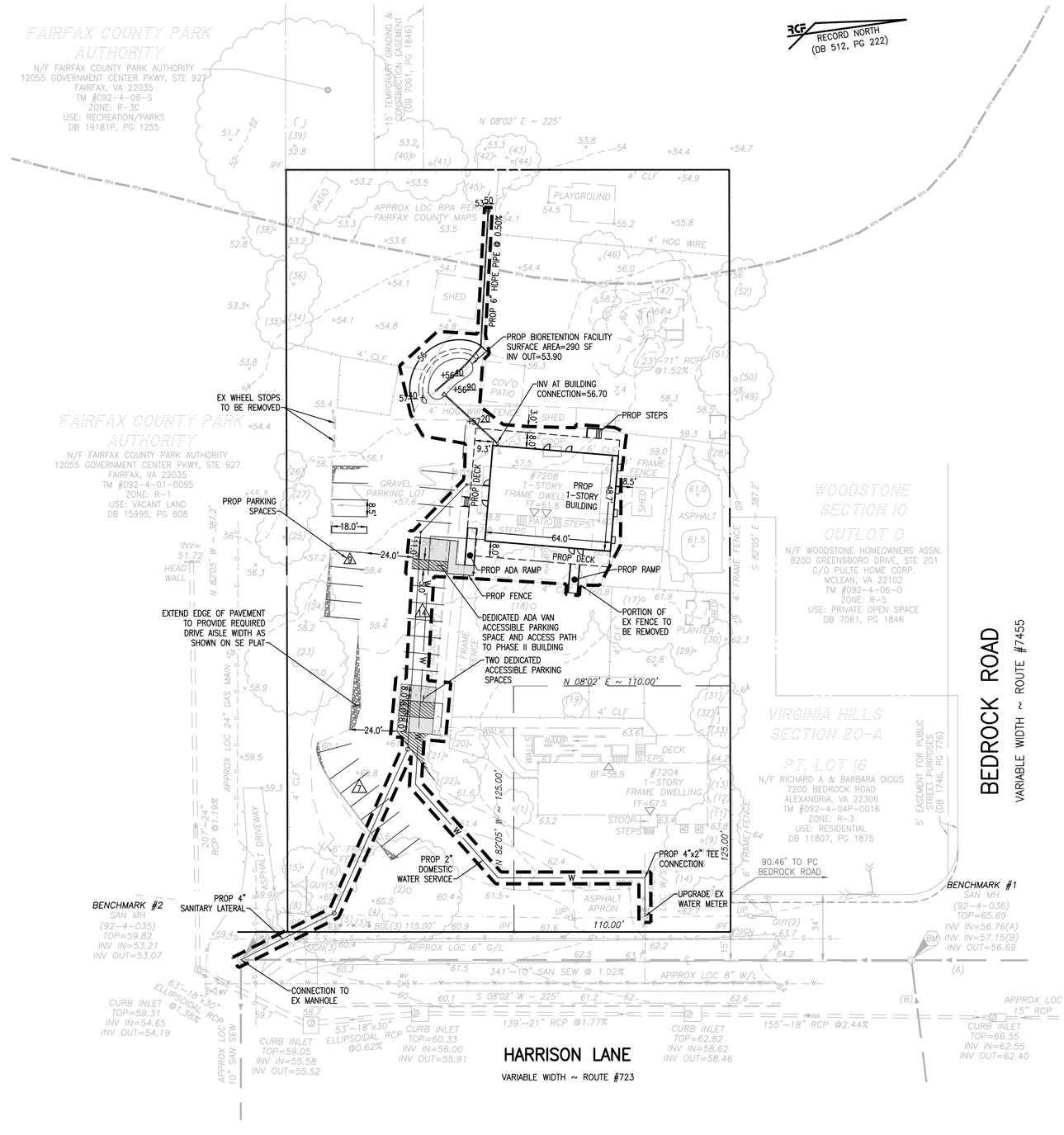
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Sincerely,
Pam Tinker, Founder and President
Cell/text 703-795-3379

BIORETENTION – LEVEL 1 DETAIL

NOT TO SCALE





0' 15' 30' 60'

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.

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Alexandria, Virginia 22314 (703) 549-6422

REQUEST FOR INTERPRETATION
7204 & 7208 HARRISON LANE
FROG POND EARLY LEARNING CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION

DESIGN: NRR
CHECKED: VMM
SCALE: 1" = 30'
DATE: MAR 29, 2022

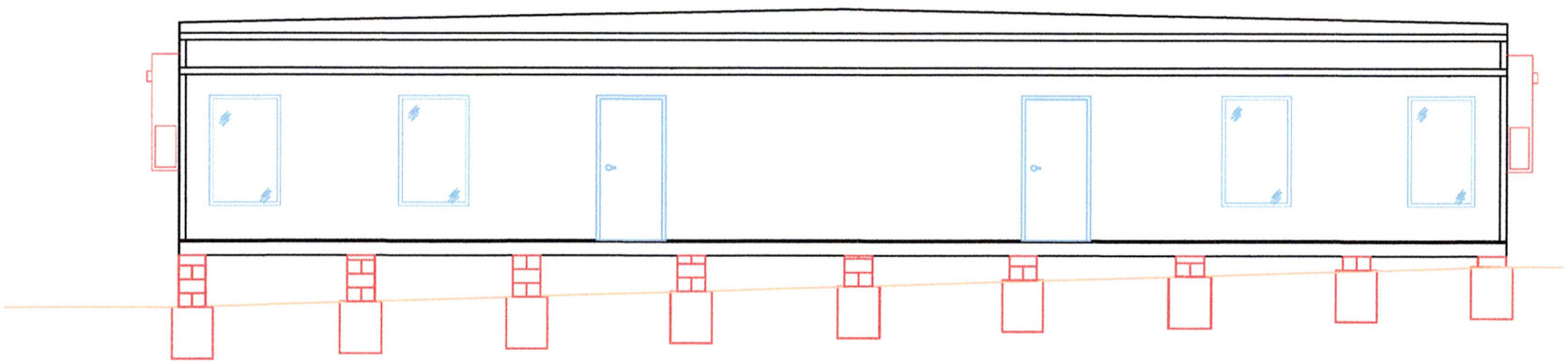
PROPOSED CONDITIONS

SHEET 2 OF 4

FILE: 21-159

I:\2021\21159\DWG\DELA\Interpretation Request\Stormwater.dwg
Thu, Jul 21 2022 - 11:36:13am

RIGHT ELEVATION CONCEPTUAL VIEW
ATTACHMENT L2 REV. 11 3 23



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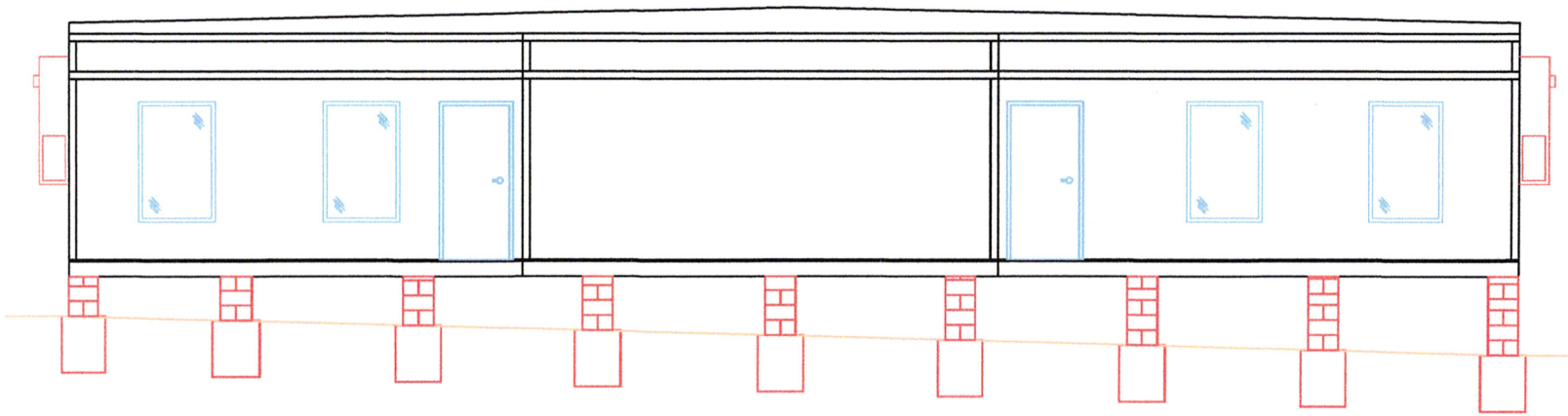
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WHITE MARSH, MD 21162
PHONE: (800) 966-8883
WEB SITE: www.wilmotmodular.com

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FROG POND ELC
RIGHT ELEVATION
CONCEPT

Date:	11 3 23
Salesperson:	RC
Scale:	
Building Number:	
Engineering:	
Sheet:	SK-1

LEFT ELEVATION CONCEPTUAL VIEW
ATTACHMENT L3 REV. 11 3 23



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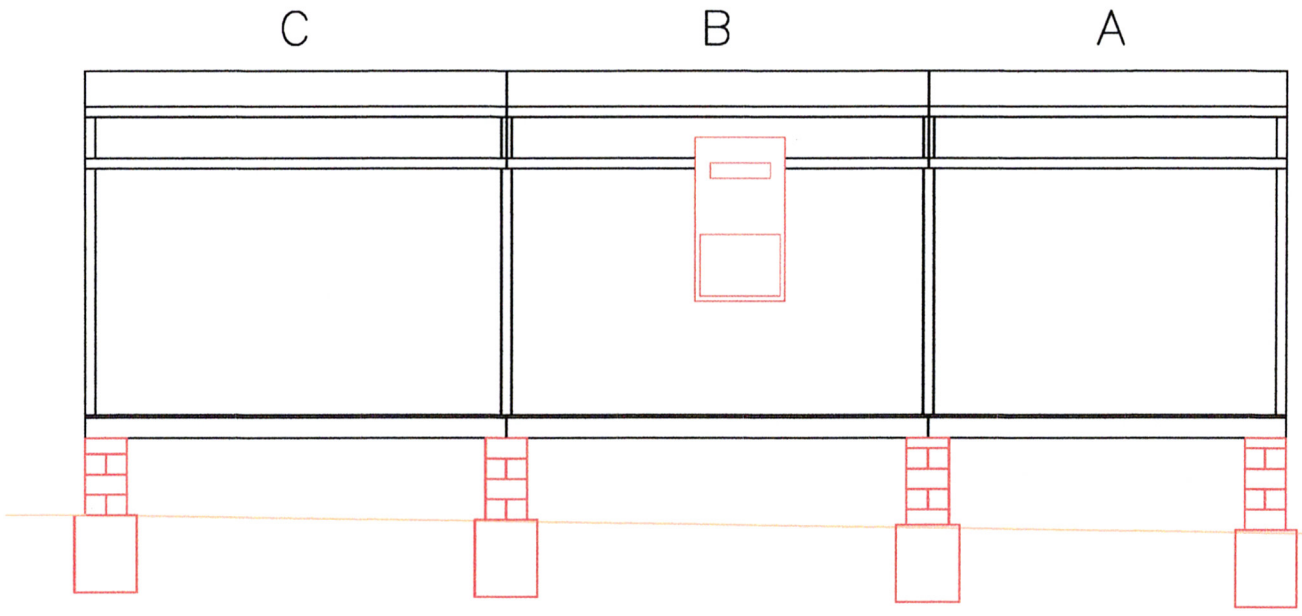
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We Help Build Visions

FROG POND ELC

LEFT ELEVATION
CONCEPT

Date:	11 3 23
Salesperson:	RC
Scale:	
Building Number:	
Engineering:	
Sheet:	SK-1

REAR ELEVATION CONCEPTUAL VIEW
ATTACHMENT L4 REV. 11 3 23



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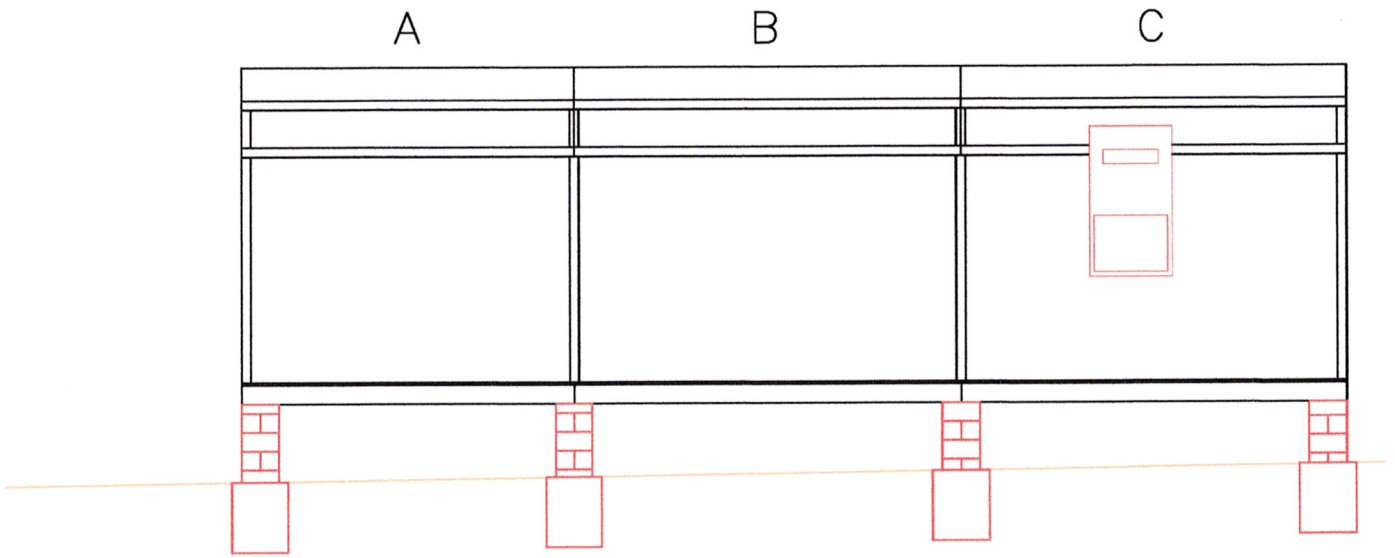
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FROG POND ELC

REAR ELEVATION
CONCEPT

Date	11 3 23
Salesperson	RC
Scale	
Building Number	
Engineering	
Sheet	SK-1

FRONT ELEVATION CONCEPTUAL VIEW
ATTACHMENT L1 REV. 11 3 23



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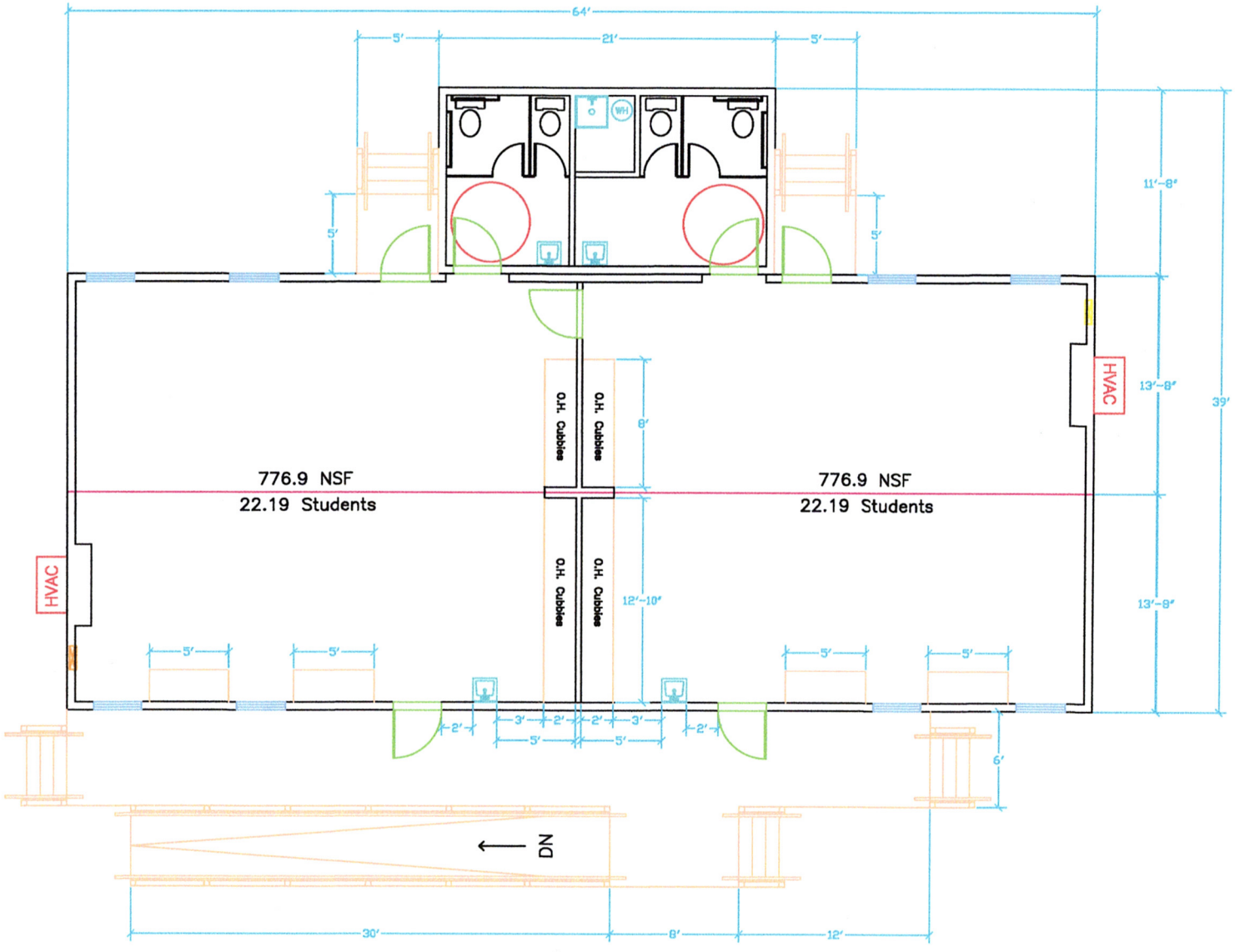
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FROG POND ELC

FRONT ELEVATION
CONCEPT

Date	11 3 23
Salesperson	RC
Scale	
Building Number	
Engineering	
Sheet	SK-1

1,994 GSF DAYCARE BLDG. CONCEPT
ATTACHMENT L – REV. 11 3 23



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FROG POND ELC

FLOOR PLAN
CONCEPT

Date:	11 3 23
Salesperson:	RC
Scale:	
Building Number:	
Engineering:	
Sheet:	SK-1



March 15, 2023

Pam Tinker
Mother Nurture Company DBA Frog Pond Early Learning Center
7204 Harrison Lane
Alexandria, VA 22306

Re: INTZED-2022-LE-00029; SE 98-L-008; Mother Nurture Company; Tax Map # 92-4 ((1)) 2 and 2A; Permanent Modular Classroom Trailer

Dear Ms. Tinker:

This letter is in response to your letter requesting an interpretation of the development conditions and Special Exception (SE) Plat approved by the Board of Supervisors (BOS) in conjunction with SE 98-L-008. As I understand it, you are requesting a determination as to whether installing a one-story permanent modular classroom trailer instead of the planned stick-built permanent building is in substantial conformance with these approvals. This determination is based upon your letter, an email, and exhibits dated March 29, 2022 (entitled "Special Exception Comparison", "Impervious Area Comparison" and "Proposed Conditions" (both the version with the legends in the left margin (only for purposes of showing the legends) and the version with the bioretention facility in the upper left corner (submitted through the August 2, 2022, email)). Official files are maintained by the Department of Planning and Development and are available online at the County's PLUS website. Copies of your letter, email and exhibits are attached for reference.

The approximately 2-acre site is zoned R-3 and located at 7204 and 7208 Harrison Lane in Alexandria. On May 18, 1998, the BOS approved SE 98-L-008 to permit a childcare center and nursery school. The approval permitted development of the site under two phases. Phase I was approved for a maximum enrollment of 75 children at any one time within an existing one story, 2,353-square foot (SF) structure located near the front of the site. Phase II included more development to the rear of the site, with the addition of a one story, 4,920 SF building, a pool with patios, additional parking areas, possible stormwater management improvements, and frontage and entrance improvements. Relevant to this request, the approval's staff report notes that "future buildings not yet designed, will be harmonious with the surrounding neighborhood architecture..." and development condition 15 requires that any required stormwater management be located as far east as possible as determined by staff. Upon completion of the Phase II improvements, a maximum enrollment at any one time of 150 children would be permitted. Phase I of the use was established.

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

On August 26, 2020, our office determined that installation of a 1,400 SF temporary trailer in the planned Phase II building footprint was in substantial conformance with the approvals because there would be no increase in enrollment and the trailers were temporary. The temporary trailer allowed for social distancing during the COVID-19 pandemic and accordingly was authorized for three years to mitigate the pandemic's impact on the use. Even though the trailer was placed in the Phase II area, Phase II was not triggered with this temporary building as enrollment remained limited to 75 students and the use continues to operate under Phase I today.

With this request, you are primarily asking if a permanent modular classroom trailer in the Phase II Future Additional Building Area, replacing the temporary trailer and the stick-built building planned for Phase II, would be in substantial conformance with the approval. According to your letter the permanent modular building would measure 64 feet by 48.7 feet with a total square footage of approximately 3,117 SF. Associated utility hookups for water and sewer, which already serve the site, are planned with the implementation of the permanent modular building. We note that while you initially proposed using offsite credits to address any stormwater management needs, you updated your request in an August 2, 2022, email and now propose a bioretention facility. You note that the bioretention facility is smaller than that shown in the approval due to the smaller size of the proposed Phase II permanent modular building footprint. Our office determined the revised bioretention facility design is in substantial conformance with the SE approval so long as it meets the stormwater management requirements associated with the proposed permanent modular building.

You also ask for confirmation that your proposed improvements would not warrant additional requirements beyond those in the development conditions, and for the ability to submit a minor site plan or site plan for permission to implement the improvements that are the subject of this interpretation. You note that you will submit a site plan as required. Please be aware that the required type of site plan is determined by Land Development Services' Site Inspection Development Division (SDID).

As you have acknowledged the requirement to meet all the approved development conditions and merely are requesting a smaller, albeit modular, building in the Phase II Future Additional Building Area, it is my determination that replacing the temporary classroom trailer and planned stick-built building with a permanent trailer within the Phase II Additional Building Area would be in substantial conformance with the approved SE as long as the design of the permanent trailer is harmonious with the surrounding neighborhood architecture, and all Phase I development conditions are met. If your maximum enrollment exceeds 75 students at any one time, Phase II would be triggered, with requirements as outlined in the Development Conditions to include parking, meeting commercial entrance standards, and installing frontage improvements. It is our understanding that you will coordinate with SDID to determine the extent of the frontage requirements.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issues discussed herein. All other conditions and Zoning Ordinance requirements remain in effect. If you have any questions regarding this interpretation, please feel free to contact Lauren Hall at (703) 324-1290.

Sincerely,

Suzanne L. Wright

Suzanne Wright, Director
Zoning Evaluation Division, DPD

Attachments: A/S

Cc: Rodney Lusk, Supervisor, Franconia District
Daniel Lagana, Planning Commissioner, Franconia District
Andrew Hushour, Chief, Zoning Permits Section, ZAD, DPD
Matthew Hansen, Director, SDID
Katalin Barcazy, Branch Chief, SDID
Kirsten Munz, Director, Permitting and Code Administration Division
Jay Riat, Director, Building Division
Facilitation and Addressing Center, ldsfac@fairfaxcounty.gov
Cathy Belgin, Chief, Conformance Review & Applications Branch, ZED, DPD
File: SE 98-L-008

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700 S. WASHINGTON ST
SUITE 220
ALEXANDRIA, VA 22314
(703) 549-6422
www.rcfassoc.com

April 19, 2022

Tracey Strunk
Director of Zoning Evaluation
Division Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Request for Interpretation
Special Exception Application SE 98-L-008
7204 Harrison Lane
Tax Map #92-4-001-2 &2A
Lee District

Dear Ms. Strunk,

May this letter and enclosed exhibits serve as a Request for Interpretation related to the above referenced application that was approved by the Board of Supervisors on May 18, 1998. This request is associated with the proposed 1-story building included in phase 2 shown on the approved Special Exception (SE) plat. We seek your determination that these proposed improvements are in substantial conformance with the approved SE and associated approval conditions.

The 2.00 acre site is zoned R-3 and located at 7204 Harrison Lane. The previously approved SE permits the use of a child care center and nursery school on the subject property. On August 26, 2020 the applicant received an interpretation of the approved SE to add a temporary modular classroom trailer to the site to accommodate physical distancing requirements during COVID-19. With this development, the applicant wishes to propose a permanent 1-story modular building to replace the existing temporary structure in conformance with the phase 2 development depicted on the approved SE plat.

The dimensions of the proposed building are 48.7'x64' or 3,117 square feet. This is less than the 60'x82', 4,920 square foot building footprint shown on the SE. Additionally, the proposed building is fully within the designated Future Additional Building Area. Currently, the applicant is only allowed to enroll up to 75 children under phase 1 of the SE. The expanded building footprint and associated site improvements will allow the applicant to increase enrollment beyond 75 children. However, it will remain below the maximum enrollment of 150 children allowed under phase 2 as the proposed building is smaller than the footprint shown on the SE.

Additionally, the proposed building will include proposed sanitary and water services that do not currently serve the existing temporary structure. Currently, the applicant is required to use temporary bathroom facilities at a significant monthly cost which will be alleviated by the proposed improvements. The existing parking lot provides 30 parking spaces which is greater than the 24 spaces required for the maximum enrollment of 150 children. The existing conditions are to be maintained or restored as needed to meet the required geometry standards shown on the SE.

Per development condition #15, stormwater management for phase 2 is to be a bioretention pond located on the southwest corner of the property. Impervious area and stormwater calculations are provided on sheet 3 of the provided exhibit. The proposed development proposes a minor increase in impervious area of 3,443 square feet, however, this is insubstantial enough so that there is no calculated increase in runoff. Therefore, detention is not required with this project. The small increase in impervious area results in a phosphorous load reduction requirement of 0.16 lb/year per the Virginia Runoff Reduction Method worksheet. The applicant intends to meet the water quality requirement through the purchase of offsite nutrient credits instead of the stormwater management pond shown on the SE plat for the following reasons:

1. The proposed building is significantly smaller that the originally intended building footprint shown on the SE. Additionally, a significant portion of the impervious area in phase 2 would be a result of the future pool and patios that are not proposed with this development. Therefore, the water quality requirement for this project is significantly less than what was originally anticipated on the SE.

2. Open and usable space is a premium for the Learning Center. A stormwater management facility, particularly an expansive option like a bioretention pond, would consume a portion of usable space as the BMP facility would need to be restricted for maintenance and functionality purposes. It would also pose a significant safety hazard for students, especially when the pond is inundated after a storm event. Most importantly, this would reduce the available open space. Offsite nutrient credits allow for the water quality requirement to be met without these negative impacts on the site. While detention is not required, should it be in the future an underground detention pipe would be proposed. It is very efficient and has the benefit of being placed underground so it would not detract from the usable open space or be a safety hazard for children on the surface.

3. Finally, per condition #15, there is concern about the impacts of the proposed stormwater management facility on the existing vegetation on the adjacent properties. Since the water quality requirement is significantly reduced from the full scope of the phase 2 development shown on the SE, it would be more beneficial to purchase offsite nutrient credits to ensure preservation of the existing vegetation to the maximum extent possible.

With the justifications stated above, we believe that purchasing offsite nutrient credits in lieu of constructing an onsite stormwater management facility is the best option to meet the water quality requirements for this development while remaining in conformance with the SE development conditions.

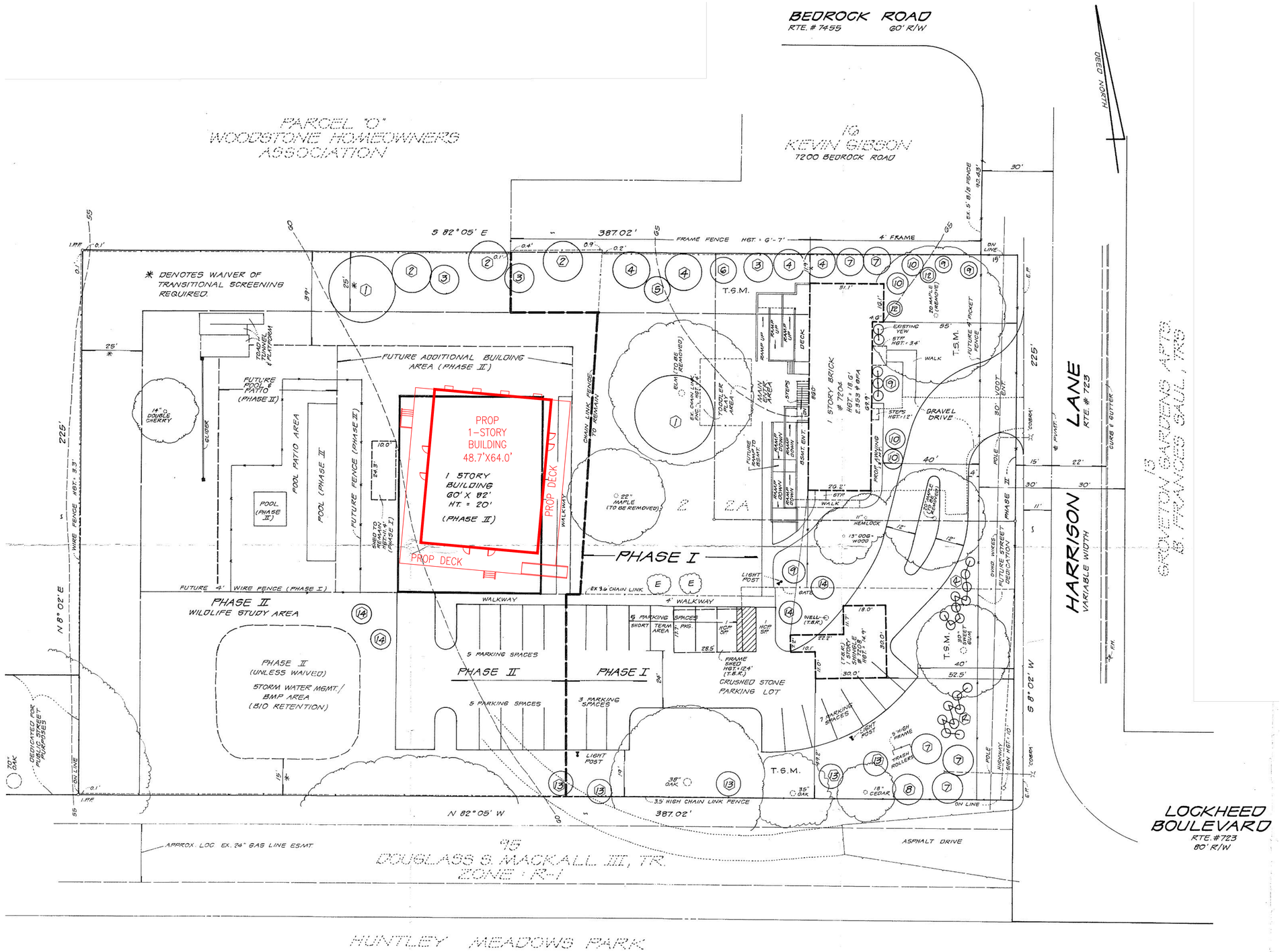
Per development condition #9, phase 2 of the special exception shall be submitted to the Lee Land Use Committee for review prior to site plan approval. The applicant has already met onsite with the Lee District Chief of Staff and Constituent Services on March 18, 2022 to explain the project and received positive support. The site design, building elevations and color scheme shall then be returned to the Planning Commission for administrative review prior to site plan submission. It is the applicant's intent to follow this procedure prior to submission of the site plan. Therefore, we are looking for confirmation that the proposed improvements will not warrant additional requirements beyond those described in the approved development conditions. Additionally, the applicant requests the ability to submit a minor site plan or site plan for the proposed improvements due to the reduced scope of the development compared to the original phase 2 scope shown on the SE.

We seek determination that the proposed improvements, in substantial conformance with the previously approved SE, can be permitted administratively through a minor site plan or site plan submission. Your early determination on this request will be appreciated. Should you have any questions or need for additional information, please do not hesitate to contact me at 703.549.6422.

Respectfully,
R.C. FIELDS & ASSOCIATES, INC.



Vincent McHale, PE
Project Manager



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Alexandria, Virginia 22314 (703) 549-6422

REQUEST FOR INTERPRETATION
7204 & 7208 HARRISON LANE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FROG POND EARLY LEARNING CENTER

DATE	REVISION

DESIGN: NRR
CHECKED: VMM
SCALE: 1" = 20'
DATE: MAR 29, 2022

SPECIAL EXCEPTION COMPARISION

SHEET 1 OF 4
FILE: 21-159

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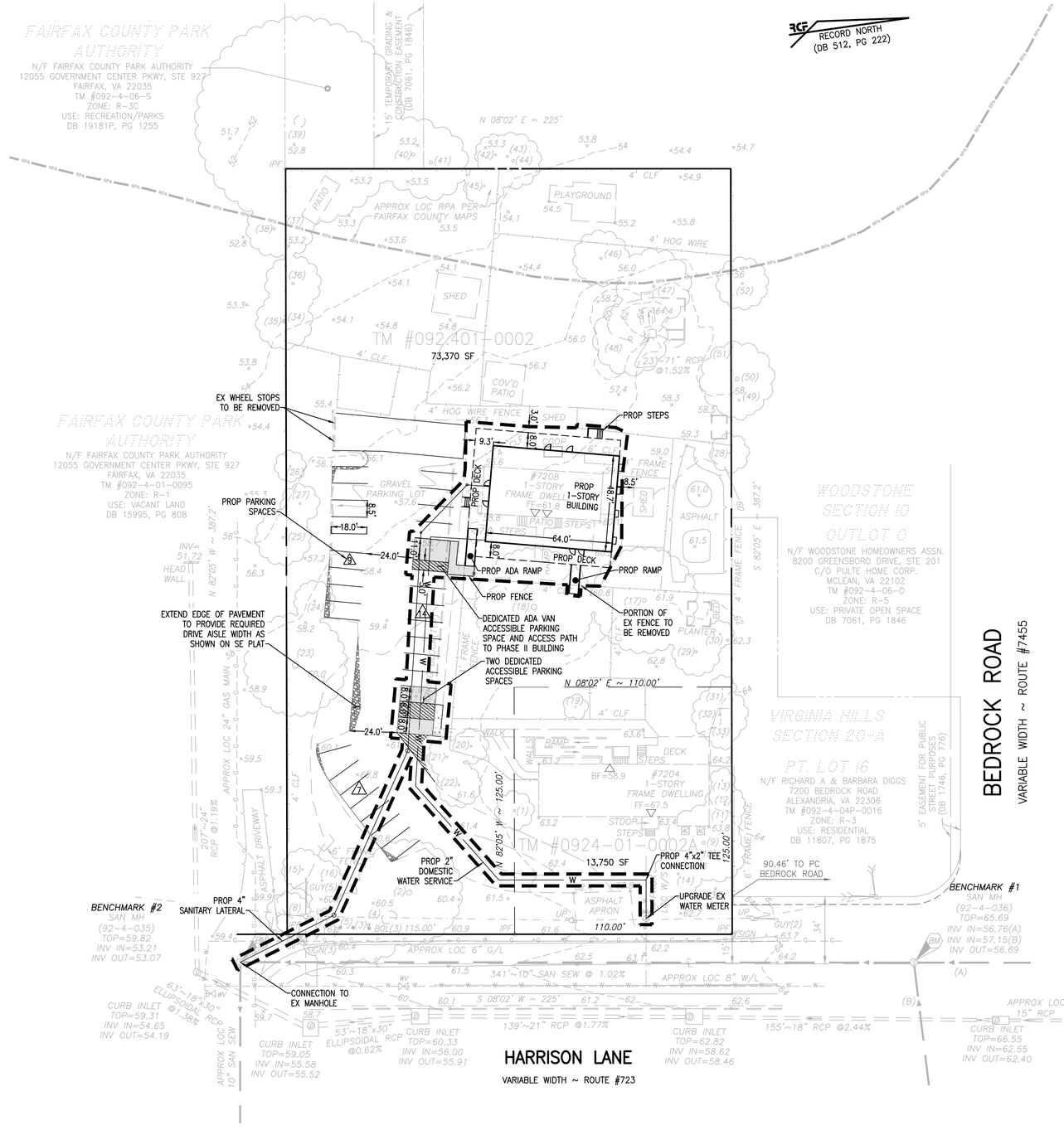
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Tue, Apr 19 2022 - 2:48:11pm

TEXT LEGEND:

' = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT	AC	AC
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER	#	#
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER	X	X
SANITARY MANHOLE	S	S
SANITARY SEWER LAYOUT	S	S
SIDEWALK	WALK	WALK
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE	G	G
GAS METER		
IRRIGATION VALVE	IV	IV
BOLLARD		
CLEANOUT	CO	CO
WELL	W	W
WATERLINE	W	W
WATER VALVE		
WATER METER	WM	
TRANSFORMER	TR	TR
ELECTRIC MANHOLE	E	E
ELECTRIC METER	EM	EM
ELEC BOX/STRUCTURE	EB	EB
ELECTRIC LINE	E	E
TELECOMMUNICATION LINE	T	T
CABLE LINE	C	C
CABLE/ELECTRIC/ TELECOMMUNICATION LINE	C T E	C T E
TELECOMMUNICATION MANHOLE	T	T
TELECOMMUNICATION STRUCTURE	TC	TC
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES	X X	X X
GRADING SPOT	+124.5	+24 50
GRADING CONTOUR	124	124
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/ NOSE DOWN CURB		
LIMITS OF DISTURBANCE		



GENERAL NOTES:

1. TAX MAP: #092-4-01-0002A (PARCEL 2A)
   #092-4-01-0002 (PARCEL 2)
2. ZONE: R-3
   OWNER: MOTHER NURTURE CO
   7204 HARRISON LANE
   ALEXANDRIA, VA 22306
   DB. 10508, PG. 690
3. TOTAL PARCEL AREA = 87,120 SQ. FT. OR 2.0000 AC.
   TOTAL DISTURBED AREA = 10,600 S.F. OR 0.2433 AC.

0' 15' 30' 60'

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.
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Alexandria, Virginia 22314 (703) 549-6422

REQUEST FOR INTERPRETATION
7204 & 7208 HARRISON LANE
LEE DISTRICT
FROG POND EARLY LEARNING
FAIRFAX COUNTY, VIRGINIA

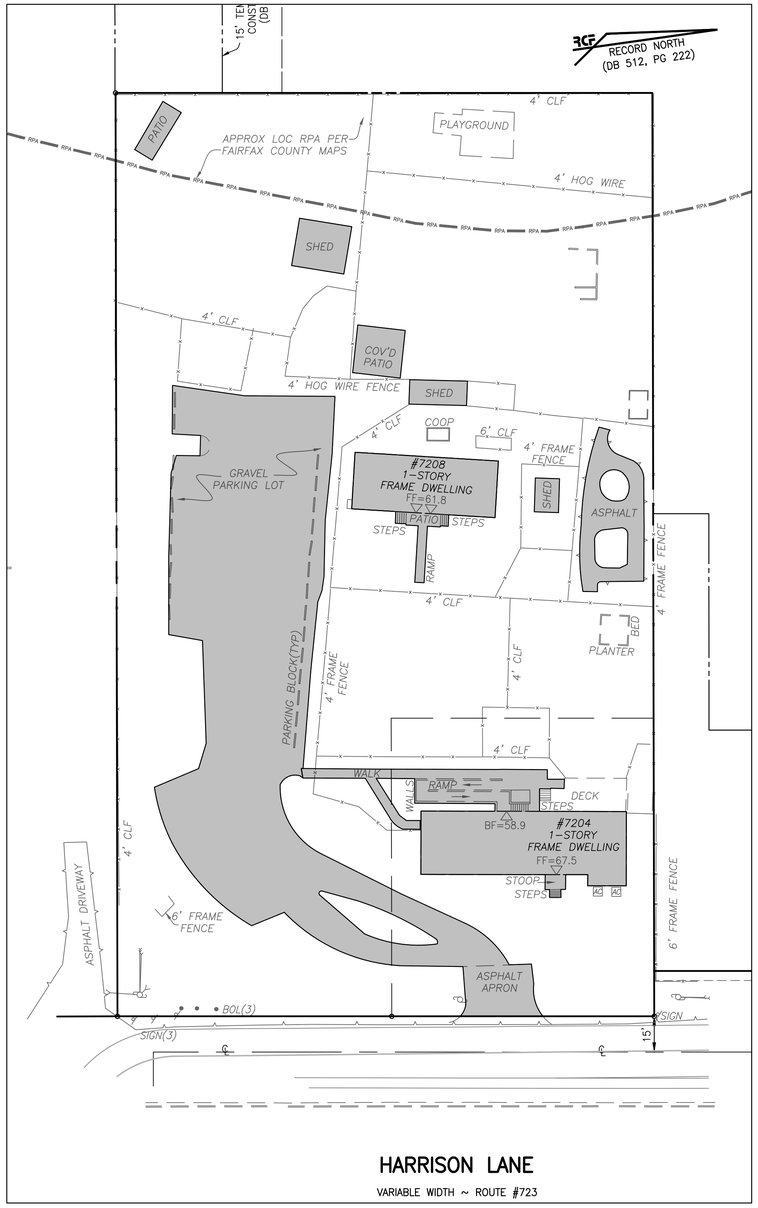
DATE	REVISION

DESIGN: NRR
CHECKED: VMM
SCALE: 1" = 30'
DATE: MAR 29, 2022

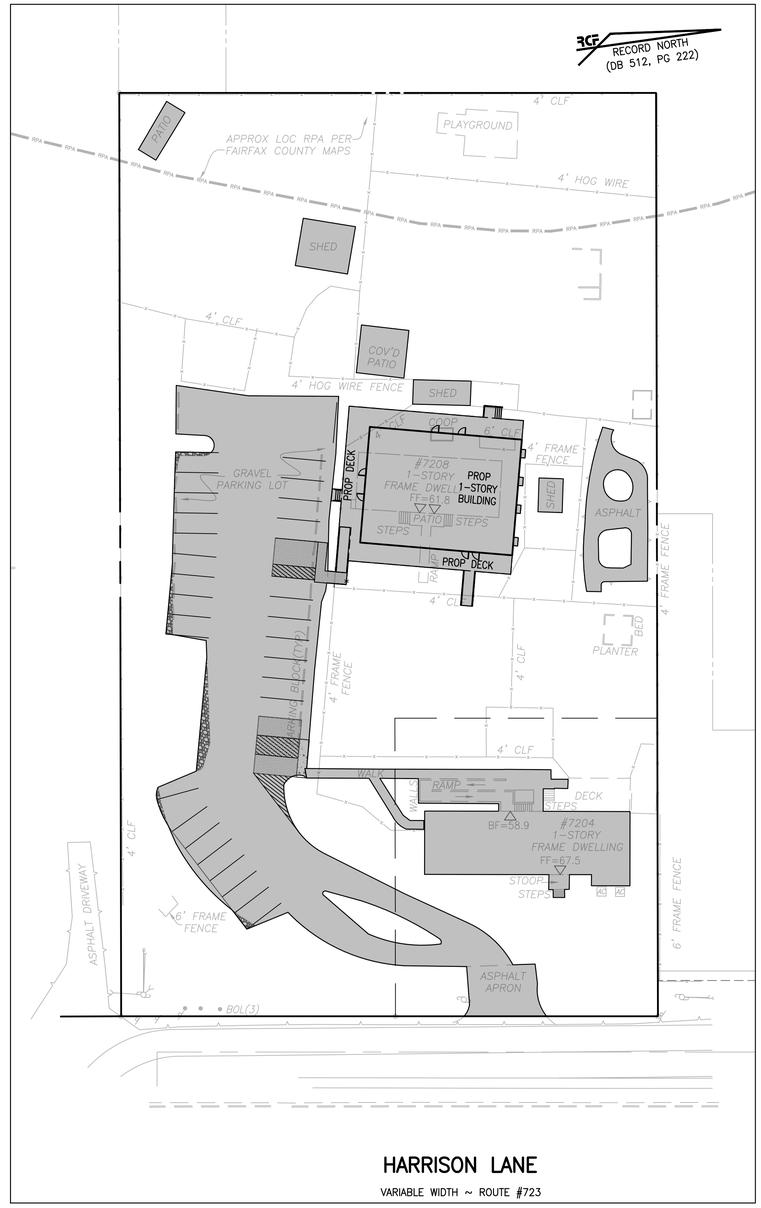
PROPOSED CONDITIONS

SHEET 2 OF 4
FILE: 21-159

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Fri, Apr 22 2022 - 11:42:01am



EXISTING IMPERVIOUS AREA
22,257 SF (0.5110 ACRES)



PROPOSED IMPERVIOUS AREA
25,700 SF (0.5900 ACRES)

STORMWATER RUNOFF COMPUTATIONS:
VIRGINIA RUNOFF REDUCTION METHOD
(PER TR-20, NOAA-C, 24-HOUR STORM COMPUTER USING HYDROCAD SOFTWARE)

I. SITE AREA = 2.0000 ACRES
EXISTING IMPERVIOUS AREA = 0.4733 ACRES
PROPOSED IMPERVIOUS AREA = 0.5900 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION
CN PRE-DEVELOPMENT = (80 X 1.4890 + 98 X 0.5110) ÷ 2.0000 = 85
CN POST-DEVELOPMENT = (80 X 1.4100 + 98 X 0.5900) ÷ 2.0000 = 85

III. PRE-DEVELOPMENT PEAK DISCHARGES (T_C=5 MINS.):

PEAK Q_2 PRE-DEVELOPMENT = 4.12 cfs
PEAK Q_{10} PRE-DEVELOPMENT = 7.60 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (T_C=5 MINS.):

PEAK Q_2 POST-DEVELOPMENT = 4.12 cfs
PEAK Q_{10} POST-DEVELOPMENT = 7.60 cfs

V. INCREASE IN RUNOFF
Q_2 INCREASE = 0.00 CFS
Q_{10} INCREASE = 0.00 CFS

0' 15' 30' 60'

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REQUEST FOR INTERPRETATION
7204 & 7208 HARRISON LANE
LEE DISTRICT
FROG POND EARLY LEARNING
FAIRFAX COUNTY, VIRGINIA

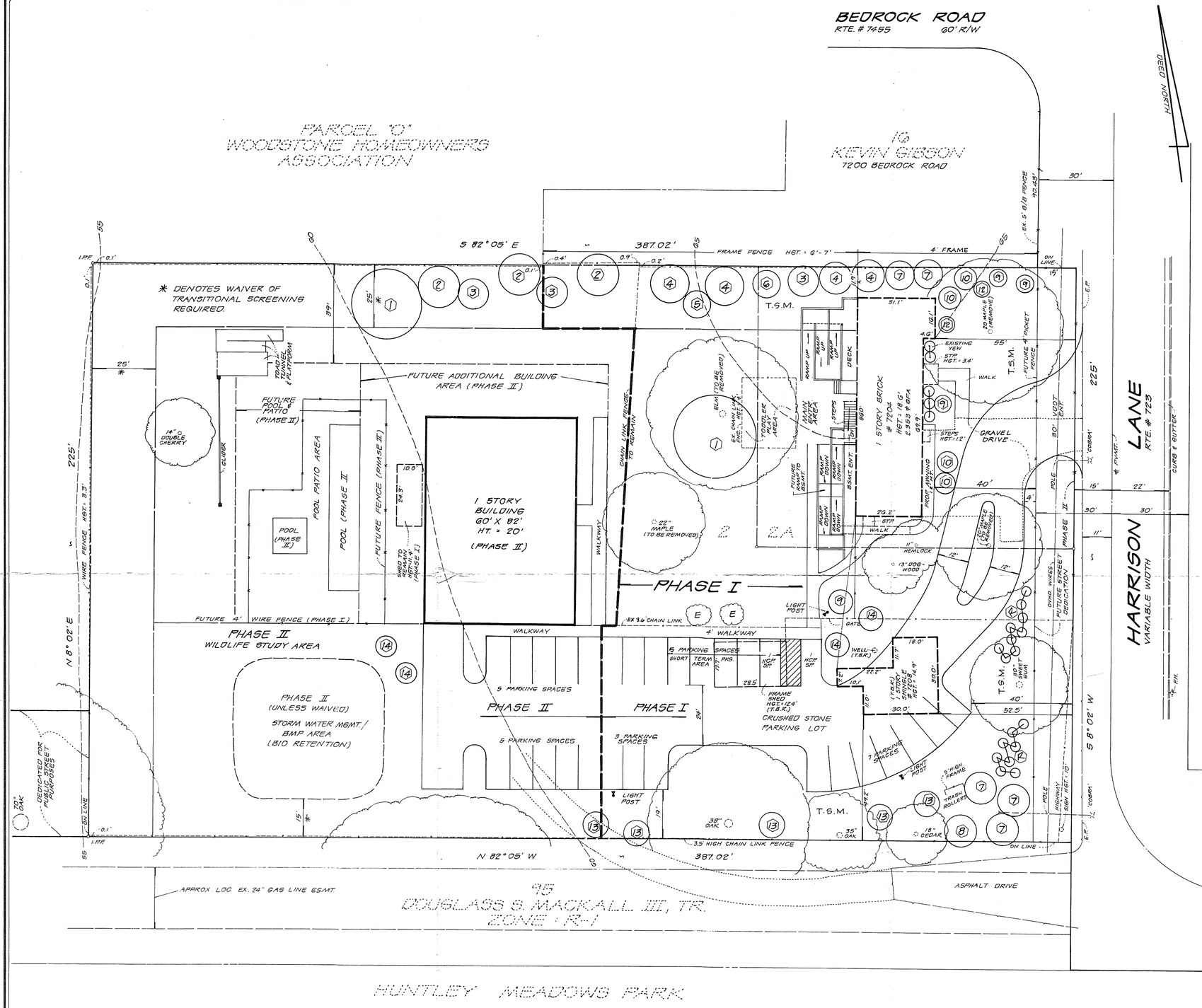
DATE	REVISION

DESIGN: NRR
CHECKED: VMM
SCALE: 1" = 30'
DATE: MAR 29, 2022

IMPERVIOUS AREA COMPARISON

SHEET 3 OF 4
FILE: 21-159

I:\2021\21159\DWG\VEIA\Interpretation Request\Interpretation Exhibit - Impervious Area.dwg
Fri, Apr 22 2022 - 11:42:21am



GENERAL NOTES:

1. OWNERS: EVERETT & JACQUELINE ALCORN
2. CONTRACT PURCHASER: MOTHER NURTURE COMPANY C/O PAM TINKER
3. TAX MAP: 92-4-001-2 & 2A
4. TOTAL AREA . . . . . 87,079 SQ.FT. OR 1.999 ACRES
5. ZONE: R-3
   MINIMUM SETBACK: FRONT: 30'
   SIDE: 12'
   REAR: 25'
6. TITLE REPORT NOT FURNISHED. PROPERTY SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.
7. PROPERTY SERVED BY PUBLIC SEWER AND WATER.
8. FAR: PHASE I = 0.03
   PHASE II = 0.08 (TOTAL I & II)
9. TOPOGRAPHY PER FAIRFAX COUNTY AIR SURVEY.
10. NO FLOOD PLAIN, RPA OR EQC ON THIS PROPERTY.
11. NO TRAIL REQUIRED BY ADOPTED COMPREHENSIVE PLAN.
12. NO DELINEATION OF GRAVES OR BURIAL SITES VISIBLE.
13. PARKING REQUIRED PHASE I — 75 CHILDREN x 0.19 = 15 SPACES
    PARKING PROPOSED PHASE I — 19 SPACES
    PARKING REQUIRED PHASE II — 150 CHILDREN x 0.16 = 24 SPACES
    PARKING PROPOSED PHASE II — 29 SPACES
14. OUTDOOR RECREATION AREA REQUIRED PHASE I . . . . . 7,500 SQ.FT.
    OUTDOOR RECREATION AREA PROVIDED PHASE I . . . . . 31,980 SQ.FT.
    OUTDOOR RECREATION AREA REQUIRED PHASE II . . . . . 15,000 SQ.FT.
    OUTDOOR RECREATION AREA PROVIDED PHASE II . . . . . 24,945 SQ.FT.
15. PHASE 1 REQUESTS WAIVER OF ALL PUBLIC IMPROVEMENT AND DEDICATION REQUIREMENTS OF ARTICLE 17, SECTION 201. (GRANTED BY B.O.S. 2/9/98)
16. MINOR SITE PLAN TO BE SUBMITTED INCLUDING WAIVER OF METRIC REQUIREMENTS.
17. PHASE II TO COMPLY WITH ARTICLE 17
18. REQUESTS MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AS SHOWN ON PLAT. (DENOTED AS T.S.M.)
19. FENCES ARE CHAIN LINK UNLESS NOTED.
20. T.B.R. DENOTES TO BE REMOVED.
21. ALL FENCED AREA TO BE PLAT AREA.

LANDSCAPE LIST	
1.	RED OAK
2.	WHITE PINE OR ALTERNATE SUCH AS WHITE FIR
3.	SOUTHERN MAGNOLIA
4.	HEMLOCK
5.	MT. FUGI CHERRY OR SIMILAR ALTERNATE
6.	JAPANESE DOGWOOD
7.	AMERICAN HOLLY
8.	SERBIAN SPRUCE OR SIMILAR ALTERNATE
9.	JAPANESE MAPLE VARIETY DETERMINED BY OWNER
10.	ENGLISH HOLLY
11.	TULIP TREE
12.	OREGON GRAPE HOLLY
13.	RED BUD
14.	CREPE MYRTLE
R.	RHODODENDRONS

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 2 3 1998
ZONING EVALUATION DIVISION

Application No. SE 98-L-008 Staff Linda Stacy
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED May 18, 1998
Date of (BOS) (BZA) approval May 18, 1998
Sheet 1 of 1

RC FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street (703) 549-6422
Alexandria, Virginia 22314

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE No. 1410 & 1410
3/23/98
LAND SURVEYOR

SPECIAL EXCEPTION PLAT
FROG POND EARLY LEARNING CENTER
#7204-08 HARRISON LANE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Date	Revision
2-10-98	ZED REQ.
3-23-98	PER TINKER

Design: RC
Drawn: CAD
Scale: 1" = 20'
Date: FEB. 3, 1998
Sheet 1 Of 1
File: #98-5

Hall, Lauren

From: Nathan Ribyat <nribyat@rcfassoc.com>
Sent: Tuesday, August 2, 2022 10:43 AM
To: Hall, Lauren
Cc: Vince McHale
Subject: RE: Interpretation for SE 98-L-008 - Permanent Modular Building for Mother Nurture Childcare
Attachments: Frog Pond Stormwater Management Exhibit.pdf

Good morning Lauren,

We have discussed with the client and have come up with the attached design to provide a smaller bioretention facility onsite to provide the required water quality treatment. Therefore, no offsite nutrient credits will be needed to be purchased. I hope this helps with your review. Please let us know if you need any additional information or if a call would be beneficial to discuss whether the proposed improvements can be allowed through an administrative approval. We would be happy to join a meeting anytime. Thanks!

Nathan Ribyat | Project Designer
RC FIELDS & ASSOCIATES INCORPORATED
T: 703.549.6422 | D: 571.383.2053
E: nribyat@rcfassoc.com
W: www.rcfassoc.com

From: Hall, Lauren <Lauren.Hall@fairfaxcounty.gov>
Sent: Friday, May 27, 2022 10:24 AM
To: Nathan Ribyat <nribyat@rcfassoc.com>
Subject: Interpretation for SE 98-L-008 - Permanent Modular Building for Mother Nurture Childcare

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Ribyat,

This email is to notify you that I have been assigned the subject interpretation, ID # INTZED-2022-LE-00029, and have some feedback on the request. Regarding the request to use offsite nutrient credits, we require justification as to why it is not possible for an onsite system to address stormwater, and we do not interpret your request to make that case. We appreciate that you may no longer be required to use the facility you planned for due to the reduced size of your proposed building as compared to the approved building in the plan. We encourage you to look at other onsite alternatives to the approved facility and resubmit your request. Please pass this information along to Mr. McHale, who signed the request letter, as his email is not provided.

Regards,

Lauren Hall
Staff Coordinator, Interpretations
Conformance and Acceptance Branch
Zoning Evaluation Division
Department of Planning and Development

LEGEND

LIMITS OF DISTURBANCE

EXISTING GRADE 64.3

PROPOSED GRADE 64.3

MINIMUM REQUIRED YARD LINE (MRYL)

PROP GRAVEL PARKING AREA

PROP CONCRETE PAVEMENT

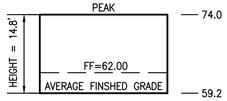
TEST HOLE NOTE:

DENOTES TEST HOLE LOCATION

THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF THE EXISTING UTILITIES BEFORE CONSTRUCTION OPERATIONS HAVE BEGUN. THE DESIGN ENGINEER SHALL BE NOTIFIED IF THE UTILITIES ARE FOUND TO BE IN A SIGNIFICANTLY DIFFERENT LOCATION.

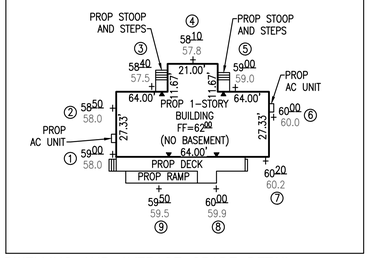
DWELLING HEIGHT SCHEMATIC:

(N.T.S.)



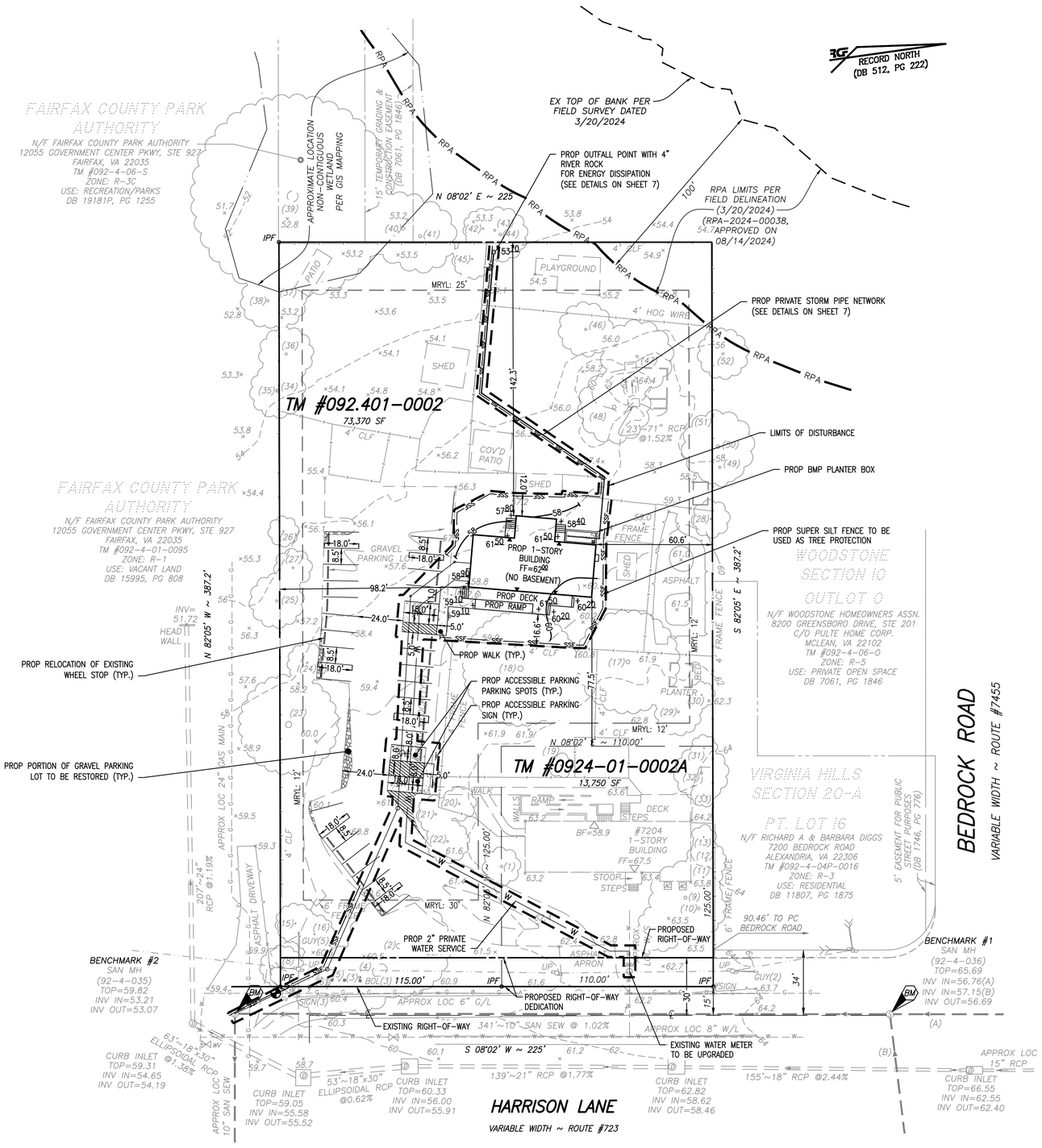
SPOTS	EXISTING - ELEVATION	PROPOSED - ELEVATION
1	58.0	59.0
2	58.0	58.5
3	57.5	58.4
4	57.8	58.1
5	59.0	59.0
6	60.0	60.0
7	60.2	60.2
8	59.9	60.0
9	59.5	59.5
SUM:	529.9	532.7
AVERAGE:	58.9	59.2

DWELLING HEIGHT CALCULATION		
AVERAGE EXISTING GRADE	PEAK ROOF (HIGHEST RIDGE) ELEVATION	PROPOSED DWELLING HEIGHT
59.2	76.0	16.8'
MAXIMUM HEIGHT PERMITTED: 35.0		



DWELLING AND AVERAGE GRADE DETAIL

SCALE: 1" = 30'



GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES ON SHEET 02.

PLAN LEGEND NOTE:

SEE THE TEXT AND SYMBOL LEGENDS ON SHEET 02.

EROSION AND SEDIMENT CONTROL NOTE:

EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 28, 2021; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

GENERAL LAND CONSERVATION NOTES:

1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL EROSION & SEDIMENT CONTROL MEASURES APPROVED WITH THE PHASE ONE EROSION & SEDIMENT CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
7. ANY DISTURBED AREA NOT COVERED BY 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOV. 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER-SEEDED BY APRIL 15.
8. AT THE COMPLETION OF PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.

CHESAPEAKE BAY PRESERVATION ORDINANCE CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE REFERENCED PLAN(S) AND FIND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (COUNTY CODE CHAPTER 118). I FURTHER CERTIFY THAT THERE IS RESOURCE PROTECTION AREA (RPA) LOCATED ONSITE PER THE OFFICIAL CHESAPEAKE BAY PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7, 2003 AND EFFECTIVE NOVEMBER 18, 2003 THROUGH MAY 22, 2007. HOWEVER, NO DISTURBANCE IS PROPOSED WITHIN THE RESOURCE PROTECTION AREA.

GRADING NOTES TO CONTRACTOR:

1. SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
3. A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND / OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ABUTTING SURFACES AT THE SAME ELEVATION (i.e. GUTTERS, SIDEWALKS, APRONS, ETC.).
4. THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERCUT. (NOT APPLICABLE)
5. ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE. (NOT APPLICABLE)

ONSITE PAVEMENT MARKING SPECIFICATIONS:

ALL ONSITE PAVEMENT MARKINGS TO BE DELINEATED WITH HIGH QUALITY, WHITE, TRAFFIC-RATED PAINT. PARKING SPACE STRIPING TO BE A MINIMUM OF FOUR (4) INCHES IN WIDTH AND TO THE LENGTHS SHOWN.

ZONING TABULATIONS:

PARKING REQUIRED:	24 SPACES (PER SE 98-I-008)
PARKING PROVIDED:	30 SPACES (27 STANDARD AND 3 ACCESSIBLE SPACES)
GROSS FLOOR AREA ALLOWED:	3,117 SF (PER INTZED-2022-LE-00029, SEE LETTER ON SHEET 9)
GROSS FLOOR AREA PROPOSED:	2,000 SF
MAXIMUM ENROLLED STUDENTS ALLOWED:	150 STUDENTS (PER SE 98-I-008)

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Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
VINCENT M. MCHALE
Lic. No. 040206016
JUNE 18, 2025
PROFESSIONAL ENGINEER

MINOR SITE PLAN
7204 & 7208 HARRISON LANE
FROG POND EARLY LEARNING CENTER
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION

DESIGN: NRR
CHECKED: VMM
SCALE: 1"=30'
DATE: NOV, 2021

PROPOSED CONDITIONS

SHEET 03 OF 11

FILE: 21-159

J:\2021\21159\DWG\PLAT\MSP\3 PROPOSED CONDITIONS.dwg
Wed, Jun 18 2025 - 8:13:48am

ZED

FAIRFAX COUNTY

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

V I R G I N I A

Telephone: 703-324-3151
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May 27, 1998

Pamela P. Tinker, President
Mother Nurture Company
7308 Stafford Road
Alexandria, Virginia 22307

RE: Special Exception
Number SE 98-L-008

Dear Ms. Tinker:

At a regular meeting of the Board of Supervisors held on May 11, 1998, the Board approved Special Exception Number SE 98-L-008 in the name of Mother Nurture Company, located at Tax Map 92-4 ((1)) 2 and 2A, to allow a child care center and nursery school pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

(**NOTE:** At a regular meeting held on May 18, 1998 the Board of Supervisors reconsidered and amended its action from the meeting on May 11, 1998 regarding Condition Number 18. The following conditions reflect that action.)

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

2. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Environmental Management (DEM). Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Exception Plat **entitled Special Exception Plat; Frog Pond Early Learning Center and prepared by R. C. Fields, Jr. & Associates which is dated February 3, 1998 and revised through March 23, 1998** and these conditions.

4. Commercial entrance standards shall be met as determined appropriate by the Director, DEM, at the time of site plan review, for Phase II.

5. The one (1)-story, shingle structure located on Parcel 2 shall be removed prior to the issuance of a non-residential use permit for Phase I.

6. There shall be shall be no more than seventy-five (75) students on the application site at any one time pursuant to Phase I. There shall be no more than one-hundred-fifty (150) students on the application site at any one time pursuant to Phase II. All students/children shall be under eighteen (18) years of age.

7. Hours of operation for the facility may be allowed twenty-four (24) hours per day, every day.

   Drop-off and/or pick-up of children shall not be permitted from 10:00 p.m. until 6:00 a.m., every day, in order to minimize disruption to the children and the surrounding community.

   Outside recreational uses of the property shall be limited to the hours of 8:00 a.m. until 7:00 p.m. or sunset, whichever first occurs, Monday through Friday; and to the hours of 9:00 a.m. until 6:00 p.m. or sunset, whichever first occurs, weekends and federal holidays. No more than one-third (⅓) of the children enrolled will be permitted outdoors, on the site, at any one time.

8. Necessary frontage improvements shall be provided by the applicant as determined by the Director, DEM, at the time of site plan approval for Phase II.

9. The Phase II structure and pools shall be located within the area designated as "Future Additional Building Area" and "Future Pool and Patio" on the Special Exception Plat. These two (2) areas shall be considered one (1) building envelope for the Phase II structure and pools.

   Phase II site design, building elevations and color scheme shall be submitted to the Lee Land Use Committee for review prior to site plan approval for Phase II. Subsequent to Lee Land Use Committee review, Phase II site design, building elevations and color scheme shall be returned to the Planning Commission for administrative review prior to site plan submission.

10. Play equipment may be located within any area on site which meets the standards for outdoor recreation area as defined in Paragraph 1, Section 9-309, of the Zoning Ordinance.

11. Twenty (20) percent tree coverage shall be provided as determined by Urban Forester, DEM, at the time of site plan approval for Phase I.

12. The elm tree located west of the Phase I structure shall be removed prior to the issuance of a non-residential use permit for Phase I.

    The twenty-two (22) inch caliper maple tree located west of the Phase I structure shall be removed at such time as the Urban Forester, DEM, determines that the tree is unsafe.

    These trees shall be replaced, one (1) for one (1), with a minimum of two-and-one-half (2 ½) inch caliper shade trees prior to the issuance of a non-residential use permit for Phase I, or, in the case of the maple tree, at such time as the Urban Forester, DEM, determines that the tree is unsafe. These trees may be located anywhere on the application site where impervious surfaces will not encroach on the anticipated dripline of the trees, as determined appropriate by the Urban Forester, DEM.

13. All trees designated to be saved or whose dripline extends on to the application site shall be marked on the ground with a filter fabric fence or equivalent demarcation at least four (4) feet in height prior to clearing and grading and at all times during construction and/or demolition for Phases I and II. Signage affirming "restricted access" shall be provided on the temporary fence in a highly visible manner to construction personnel.

14. The applicant shall install landscaping as shown on the Special Exception Plat prior to issuance of a non-residential use permit for Phase I. Evergreen trees shall be a minimum of six (6) feet in height, deciduous trees shall be a minimum of two (2) inches in caliper, and shrubs shall be a minimum of twenty-four (24) inches in height at planting.

15. If required, the stormwater management pond shall be located as far east as possible, as determined appropriate by the Director and Urban Forester, DEM, in order to maintain limits of clearing and grading for the dripline of the seventy (70) inch caliper oak tree located immediately west of the application site.

16. Parking lot lighting may be installed in locations determined appropriate by the Director, DEM. If installed, no pole shall exceed a height of twelve (12) feet. All lighting on site shall be in conformance with Article 14, Performance Standards, shielded, and directed downward.

17. Busses shall not be permitted on the application site.

18. The facility shall not enroll any child who poses a threat to the health or safety of others, as defined in the Americans with Disabilities Act at 42 U.S.C. § 12182.

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 Phase I use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase I shall constitute establishment of the use. 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.

The Board also:

- **Modified the transitional screening on the northern periphery from a point starting approximately 300 feet west of the eastern property line and continuing west to permit 25 feet of supplemented vegetation to satisfy TS-1 requirements;**

- **Modified the transitional screening on the southern periphery to permit a 0-19 feet of existing vegetation, as shown on the Special Exception Plat, to satisfy the TS-1 requirements;**

- **Waived the transitional screening requirements on the western periphery adjacent to residential open space property;**

- **Modified the barrier requirement on the southern periphery to permit a 35 inch high chain link fence to satisfy Barrier D requirements;**

- **Modified the barrier requirements along the eastern periphery to permit existing trees and supplemental shrubs to satisfy Barrier H requirements;**

- **Modified the barrier requirements along the western periphery to permit an existing 40-inch high chain link fence to satisfy Barrier D requirements; and**

- **Reaffirmed that Barrier F, a six foot high solid wood fence, be provided along the entirety of the Northern periphery and that the request to waive the barrier requirement along a portion of the Northern periphery be denied.**

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

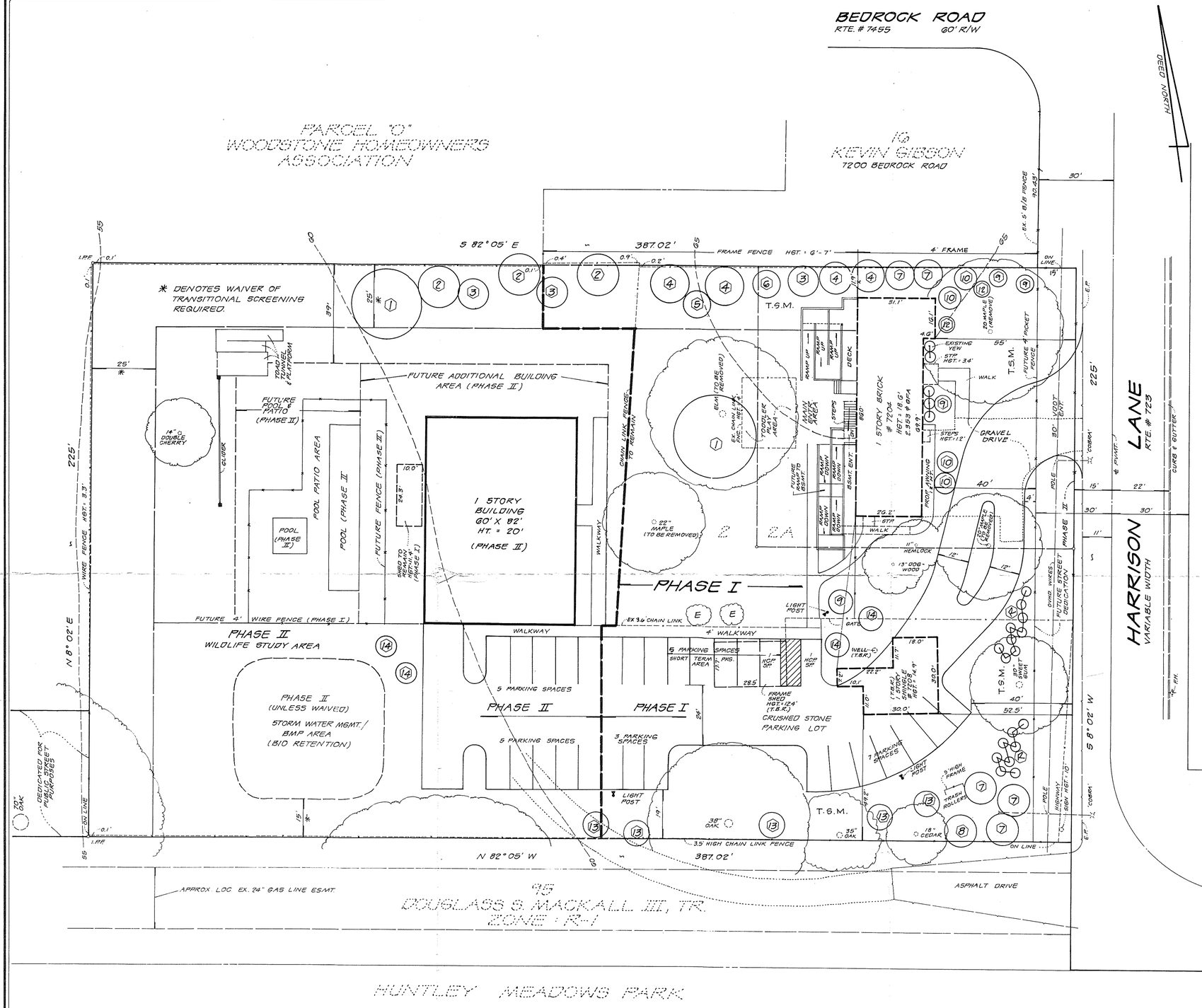
Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 28 1998
ZONING EVALUATION DIVISION



GENERAL NOTES:

1. OWNERS: EVERETT & JACQUELINE ALCORN
2. CONTRACT PURCHASER: MOTHER NURTURE COMPANY C/O PAM TINKER
3. TAX MAP: 92-4-001-2 & 2A
4. TOTAL AREA . . . . . 87,079 SQ.FT. OR 1.999 ACRES
5. ZONE: R-3
   MINIMUM SETBACK: FRONT: 30'
   SIDE: 12'
   REAR: 25'
6. TITLE REPORT NOT FURNISHED. PROPERTY SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.
7. PROPERTY SERVED BY PUBLIC SEWER AND WATER.
8. FAR: PHASE I = 0.03
   PHASE II = 0.08 (TOTAL I & II)
9. TOPOGRAPHY PER FAIRFAX COUNTY AIR SURVEY.
10. NO FLOOD PLAIN, RPA OR EQC ON THIS PROPERTY.
11. NO TRAIL REQUIRED BY ADOPTED COMPREHENSIVE PLAN.
12. NO DELINEATION OF GRAVES OR BURIAL SITES VISIBLE.
13. PARKING REQUIRED PHASE I — 75 CHILDREN x 0.19 = 15 SPACES
    PARKING PROPOSED PHASE I — 19 SPACES
    PARKING REQUIRED PHASE II — 150 CHILDREN x 0.16 = 24 SPACES
    PARKING PROPOSED PHASE II — 29 SPACES
14. OUTDOOR RECREATION AREA REQUIRED PHASE I . . . . . 7,500 SQ.FT.
    OUTDOOR RECREATION AREA PROVIDED PHASE I . . . . . 31,980 SQ.FT.
    OUTDOOR RECREATION AREA REQUIRED PHASE II . . . . . 15,000 SQ.FT.
    OUTDOOR RECREATION AREA PROVIDED PHASE II . . . . . 24,945 SQ.FT.
15. PHASE 1 REQUESTS WAIVER OF ALL PUBLIC IMPROVEMENT AND DEDICATION REQUIREMENTS OF ARTICLE 17, SECTION 201. (GRANTED BY B.O.S. 2/9/98)
16. MINOR SITE PLAN TO BE SUBMITTED INCLUDING WAIVER OF METRIC REQUIREMENTS.
17. PHASE II TO COMPLY WITH ARTICLE 17
18. REQUESTS MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AS SHOWN ON PLAT. (DENOTED AS T.S.M.)
19. FENCES ARE CHAIN LINK UNLESS NOTED.
20. T.B.R. DENOTES TO BE REMOVED.
21. ALL FENCED AREA TO BE PLAT AREA.

LANDSCAPE LIST	
1.	RED OAK
2.	WHITE PINE OR ALTERNATE SUCH AS WHITE FIR
3.	SOUTHERN MAGNOLIA
4.	HEMLOCK
5.	MT. FUGI CHERRY OR SIMILAR ALTERNATE
6.	JAPANESE DOGWOOD
7.	AMERICAN HOLLY
8.	SERBIAN SPRUCE OR SIMILAR ALTERNATE
9.	JAPANESE MAPLE VARIETY DETERMINED BY OWNER
10.	ENGLISH HOLLY
11.	TULIP TREE
12.	OREGON GRAPE HOLLY
13.	RED BUD
14.	CREPE MYRTLE
R.	RHODODENDRONS

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 2 3 1998
ZONING EVALUATION DIVISION

Application No. SE 98-L-008 Staff Linda Stacy
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED May 18, 1998
Date of (BOS) (BZA) approval May 18, 1998
Sheet 1 of 1

RC FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street (703) 549-6422
Alexandria, Virginia 22314

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE No. 1410 & 1410
3/23/98
LAND SURVEYOR

SPECIAL EXCEPTION PLAT
FROG POND EARLY LEARNING CENTER
#7204-08 HARRISON LANE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Date	Revision
2-10-98	ZED REQ.
3-23-98	PER TINKER

Design: RC
Drawn: CAD
Scale: 1" = 20'
Date: FEB. 3, 1998
Sheet 1 Of 1
File: #98-5