ARRIS MONTESSORI ACADEMY
44675 CAPE COURT
SPECIAL EXCEPTION PLAT
SPEX 2009-0028

GENERAL NOTES

1. SUBJECT PROPERTY LIES COMPLETELY WITHIN JURISDICTION OF LOUDOUN COUNTY AND IS CURRENTLY WITHIN THE DULLES ELECTION DISTRICT AND ROUTE 28 TAX DISTRICT.

2. THERE ARE NO KNOWN ARCHEOLOGICAL OR HISTORIC LANDMARKS FOUND ON THIS SITE, AS IDENTIFIED BY THE LOUDOUN COUNTY COMPREHENSIVE PLAN'S HISTORIC RESOURCES MAP OR LOUDOUN COUNTY MAPPING OFFICE'S HISTORIC AND SCENIC SITES MAP.

3. THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION MAP GENERAL LOCATION AREAS OF NATURAL RESOURCES, NO FEDERAL OR STATE THREATENED OR ENDANGERED SPECIES.

4. PROPERTY DOES NOT CONTAIN MINOR OR MAJOR FLOODPLAIN.

5. THE SUBJECT PROPERTY DOES CONTAIN CLASS III AND/OR CLASS IV SOILS PER THE LATEST LOUDOUN COUNTY SOILS AND AS IDENTIFIED INTERPRETIVE GUIDE TO USE OF SOILS LOUDOUN VIRGINIA. SOILS INFORMATION BASED ON LOUDOUN COUNTY DIGITAL MAPPING INFORMATION, TILE #60.

6. THE ADJOINING PROPERTY OWNERS INFORMATION IS BASED ON COUNTY OF LOUDOUN REAL ESTATE RECORDS (SEE SHEET 3).

7. LOUDOUN WATER COULD PROVIDE WATER AND SANITARY SEWER SERVICE TO THE PROPOSED USE THROUGH EXTENSION OF EXISTING FACILITIES. WATER AND SEWER SERVICE WOULD BE CONTINGENT UPON THE DEVELOPER'S COMPLIANCE WITH THE AUTHORITY'S STATEMENT OF POLICY; RATES. RULES, AND REGULATIONS; AND DESIGN STANDARDS.

8. THE SITE DOES NOT CONTAIN JURISDICTIONAL WETLANDS OR WATERS OF THE UNITED STATES.

9. SITE LIGHTING WILL BE PROVIDED AT TIME OF CONSTRUCTION PLAN IN ACCORDANCE WITH SECTION 5-1504 OF THE I993 ZONING ORDINANCE AND SECTION 7.1208 OF FSM. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH FSM SECTION 7.100,7.110.A.1, 7.110B1-2 AND 7.120.A.1.

10. LANDSCAPING WILL BE PROVIDED PER THE I993 LOUDOUN COUNTY ZONING ORDINANCE SECTION 5-1400 AT TIME OF SITE PLAN.

11. SIGNAGE WILL BE PROVIDED AT TIME OF CONSTRUCTION PLAN IN ACCORDANCE WITH CHAPTER 7 OF THE FSM AND SECTION 5-1200 OF I993 LOUDOUN COUNTY ZONING ORDINANCE

12. ACCORDING TO LOUDOUN COUNTY INFORMATION, THERE ARE NO STEEP SLOPES ON THE SITE.

13. THERE IS NO FUEL STORAGE ON THE SITE, AND NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES PRESENT.

14. THERE ARE NO FEDERAL OR STATE PERMITS OR CONDITIONS LIMITING DEVELOPMENT OF THIS SITE.

15. AN OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STORM SEWER, STREET LIGHTS, TRAILS, SIDEWALKS AND OPEN SPACE THAT DO NOT QUALIFY FOR VDOT MAINTENANCE IN ACCORDANCE THE ASSOCIATION DOCUMENTS.

SITE DATA:

TAX MAP 80 ((31P1)) PARCEL C [PIN 061-49-8039-005]

ADDRESS: 44675 CAPE COURT
ASHBURN, VA 20147

CURRENT USE: COMMERCIAL CONDO

ZONED: PD-IP (PLANNED DEVELOPMENT - INDUSTRIAL PARK)
PER THE 1993 LOUDOUN COUNTY ZONING ORDINANCE

ZONING OVERLAY: THE SUBJECT SITE IS LOCATED WITHIN THE LDN-60 NOISE CONTOUR, OF THE AIRPORT IMPACT (AI) OVERLAY DISTRICT.

PROPOSED USE: TO PERMIT A CHILD CARE CENTER AND PRIVATE SCHOOL FOR UP TO 175 STUDENTS.

AREA TABULATION:

PARCEL SIZE	=	298,563 SF OR 6.85407 AC
GFA OF EXISTING BUILDING #1	=	74,141 SF
AREA OF FUTURE UNIT C	=	17,400 SF

PD-IP ZONING REQUIREMENTS (SECTION 4-500):

MINIMUM LOT SIZE: 1 ACRE EXCLUSIVE OF MAJOR FLOODPLAIN

YARDS ADJACENT TO ROADS:
100 FEET (TO RIGHT-OF-WAY OF ANY ARTERIAL ROAD)
75 FEET (TO RIGHT-OF-WAY OF ANY MAJOR COLLECTOR)
35 FEET (TO RIGHT-OF-WAY OF ANY OTHER ROAD)

YARDS ADJACENT TO OTHER NON-RESIDENTIAL DISTRICTS:
15 FEET

YARDS BETWEEN BUILDINGS:
MINIMUM 30' (TO BUILDINGS ON ADJACENT LOTS OR BUILDING SITES)
MINIMUM 25' (BETWEEN BUILDINGS ON AN INDIVIDUAL LOT OR BUILDING SITE)

MAXIMUM LOT COVERAGE: 0.45

MAXIMUM BUILDING HEIGHT: 35' UNLESS BUILDING IS SET BACK ABOVE REQUIRED YARDS PER 4-506(B)

MAXIMUM FLOOR AREA RATIO: 0.40

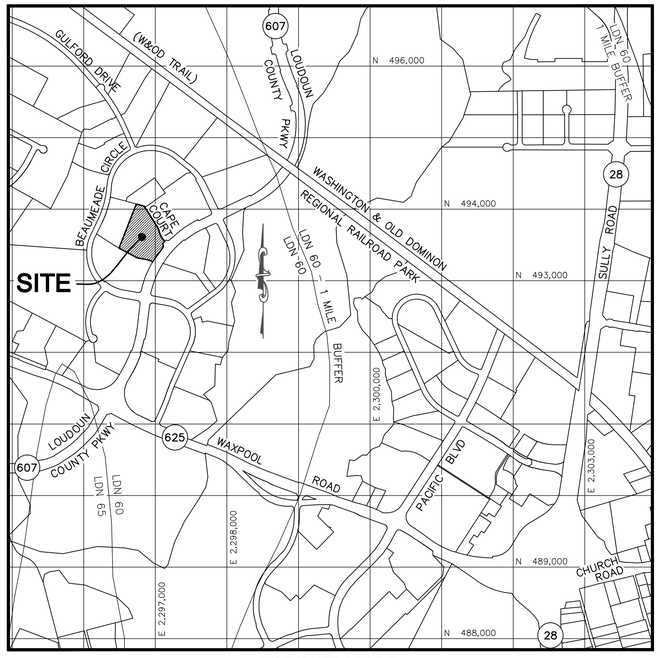
SURVEY INFORMATION:

BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM DEEDS OF RECORD AND FROM A CURRENT FIELD-RUN SURVEY PERFORMED BY HUNTLEY, NYCE & ASSOCIATES. LTD. DEPARTING PROPERTY LINES ARE TAKEN FROM LOUDOUN COUNTY RECORDS.

NO TITLE REPORT FURNISHED.

PLANIMETRIC INFORMATION:

THE ON-SITE EXISTING PLANIMETRIC INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD-RUN SURVEY PERFORMED BY HUNTLEY, NYCE & ASSOCIATES LTD. OFFSITE INFORMATION IS TAKEN FROM LOUDOUN COUNTY RECORDS.



VICINITY MAP
SCALE: 1"= 1,000'

OWNERS:

H2K2, LLC
945 LEIGH MILL ROAD
GREAT FALLS, VA 22066

CAPE COURT COMMERCIAL CONDOMINIUM UNIT OWNERS ASSOCIATION
44675 CAPE COURT, SUITE 100
ASHBURN, VA 20147

APPLICANT:

ARRIS MONTESSORI ACADEMY SERVICES, LLC
44675 CAPE COURT, SUITE 189
ASHBURN, VA 20147
(703) 858-2800

DATE

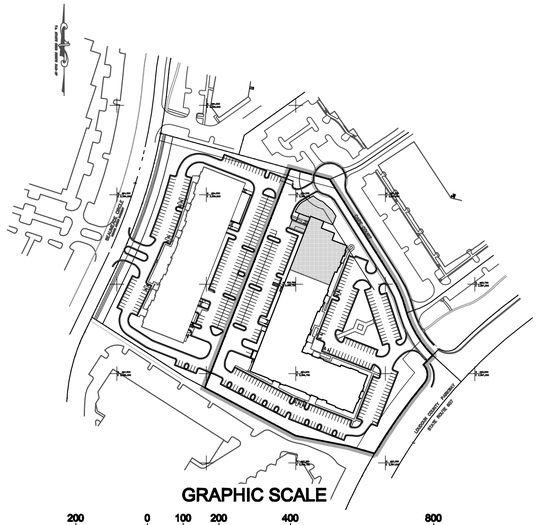
SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT
3. ADJOINING OWNERS INFORMATION
4. DROP OFF/ PICKUP PLAN

PARKING TABULATIONS:

PARKING REQUIRED: EDUCATIONAL:	1 SPACE /CLASSROOM AND OTHER ROOM USED BY STUDENTS PLUS .2 SPACES /STUDENT OVER DRIVING AGE
CHILD CARE FACILITY:	0.2 SPACES /PERSON IN LICENSED CAPACITY PLUS ONE EMPLOYEE NOT RESIDING ON THE PREMISES. NO LOADING SPACE REQUIRED.
CHILD CARE PICKUP/ DELIVERY SPACES:	1 DESIGNATED PICKUP/DELIVERY SPACES/ 20 STUDENTS
PARKING PROVIDED:	FINAL PARKING REQUIREMENTS TO BE DETERMINED PER ORDINANCE REQUIREMENT AT THE TIME OF FINAL SITE PLAN APPROVAL.
ACCESSIBLE SPACE REQUIRED:	AS REQUIRED PER ADA STANDARDS FOR ACCESSIBLE DESIGN
ACCESSIBLE SPACE PROVIDED:	SPACES TO BE PROVIDED IN CONFORMANCE WITH ADA REQUIREMENTS
LOADING SPACE REQUIRED: (EDUCATIONAL)	1 SPACE / 100,000 SF OF GFA
LOADING SPACE PROVIDED:	LOADING SPACES TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE I993 LOUDOUN COUNTY ZONING ORDINANCE.

Key



GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FEET

Bowman CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
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COVER SHEET
ARRIS MONTESSORI ACADEMY
SPECIAL EXCEPTION PLAT
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
7/31/09	1ST SUBMISSION BY HNA
9/14/09	RESUBMISSION BY BCG
10/14/09	RESUBMISSION BY BCG
10/19/09	REV. PER ZONING COMM
11/04/09	REV. PER ZONING COMM
DATE	DESCRIPTION

DESIGN	CW DRAWN	MWB CHKD
SCALE	H: AS SHOWN V:	
JOB No.	5214-01-001	
DATE	9-14-2009	
FILE No.	5214-D-ZP-001	
SHEET	1 OF 4	

Cad file name: P:\5214 - Arris Montessori Academy\5214-01-001 (PLAN)\Planning\SPEX\Sheets\5214_SPEX_COVER.dwg

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
C1	17°39'54"	290.00	89.41'	45.06	N 23°29'35" W	89.06
C2	30°45'03"	290.00	155.64'	79.75	S 30°02'10" E	153.78
C3	85°17'50"	38.00	56.57'	35.00	N 02°45'45" W	51.49
C4	9°19'05"	1482.39	241.08'	120.81	S 35°13'38" W	240.81

BEAUMEADE PHASE 1, SECTION 4
LOT 14A1
ZONED: PD-IP
USE: COMMERCIAL/INDUSTRIAL

VA. STATE GRID NORTH NAD-27

THE CHRISTIAN FELLOWSHIP CHURCH
BEAUMEADE PHASE 1, SECTION 1
LOT 8A1
ZONED: PD-IP
USE: COMMERCIAL/INDUSTRIAL

BEAUMEADE PHASE 1, SECTION 1
LOT 16A
ZONED: PD-IP
USE: COMMERCIAL/INDUSTRIAL

BEAUMEADE CIRCLE
PRIVATE ACCESS EASEMENT
R/W VARIES

CAPE COURT
(50' INGRESS/EGRESS ESM'T. DB.1009 PG.680)

EXISTING APPROVED COMMERCIAL ENTRY/ EXIT TO FACILITY

EXISTING APPROVED COMMERCIAL ENTRY/ EXIT TO FACILITY

S 74°45'10" E 114.40'

S 32°19'32" E 327.78'

OUTDOOR PLAY AREA (SEE INSET)

PROPOSED FENCE

EX. RETAINING WALL

VA POWER ESMT DB 1862, PG 137

35' BRL

PRIVATE SCHOOL AND CHILDCARE CENTER
FUTURE UNIT C
17,400 S.F.

DROP OFF ZONE

RAMP

UTILITY ROOM

DUMPSTER

20' SIDE BUFFER YARD TYPE 4

15' FRONT BUFFER YARD TYPE 2

35' BUILDING SETBACK

BUILDING 2
ONE STORY
BRICK BUILDING
#21740

PIN: 061-49-4453

BUILDING 1
ONE STORY
BRICK BUILDING
#44675

PIN: 061-49-8039

VA. POWER ESMT
DB 1862, PG 137

LCSA W/L ESM'T.
DB.2220 PG.2083

LCSA SAN. SEW. ESM'T.
DB.1009 PG.680

LCSA W/L ESM'T.
DB.1043 PG.1321

SAN. SEW. ESM'T.
DB.994 PG.1417

LCSA SANN. SEW. LATERAL ESM'T.
DB.1043 PG.1321

SAN. SEW. ESM'T.
DB.2220 PG.2083

50' B.R.L.
DB.2220 PG.2078

LOUDOUN COUNTY PARKWAY
(MINOR ARTERIAL)
STATE ROUTE 607
R/W VARIES
D.B. 994 PG. 1477

S 44°35'19" W
37.00'

N 62°06'22" W 287.39'

N 79°00'36" W 150.00'

N 74°00'36" W 75.92'

MEADOWBROOK CENTER
BEAUMEADE PHASE 1, SECTION 1
LOT 10A
ZONED: PD-IP
USE: COMMERCIAL/INDUSTRIAL

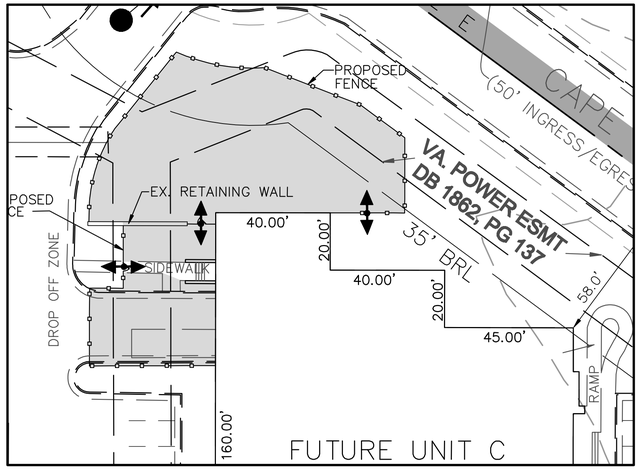
OUTDOOR PLAY AREA (UP TO 6,675 SF)

1"= 25'

OUTDOOR PLAY AREA REQUIREMENTS

REQUIRED: 75 SF PER CHILD

NOTE:
THE OUTDOOR PLAY AREA REQUIREMENT WILL BE PROVIDED PER THE ZONING ORDINANCE REQUIREMENT UP TO A MAXIMUM OF 89 CHILD CARE STUDENTS.



KEY:

- PARCEL BOUNDARY/ AREA OF SPECIAL EXCEPTION
- DENOTES AREA DESIGNATED OUTDOOR PLAY AREA
- LIMITS OF PRIVATE SCHOOL & DAYCARE
- VEHICULAR CIRCULATION
- * DENOTES POTENTIAL DESIGNATED PICKUP/DELIVERY SPACES (PER Z.O., SEC 5-609.B.2.b)

Bowman CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
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Phone: (703) 443-2400
Fax: (703) 443-2405
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SPECIAL EXCEPTION PLAT

ARRIS MONTESSORI ACADEMY

SPECIAL EXCEPTION PLAT

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
7/31/09	1ST SUBMISSION BY HNA
9/14/09	RESUBMISSION BY BCC
10/14/09	RESUBMISSION BY BCC
10/19/09	REV. PER ZONING COMM
11/04/09	REV. PER ZONING COMM
DATE	DESCRIPTION

DESIGN	CW	MWB
	DRAWN	CHKD
SCALE	H: 1"=50' V:	
JOB No.	5214-01-001	
DATE	9-14-2009	
FILE No.	5214-D-ZP-001	
SHEET	2 OF 4	

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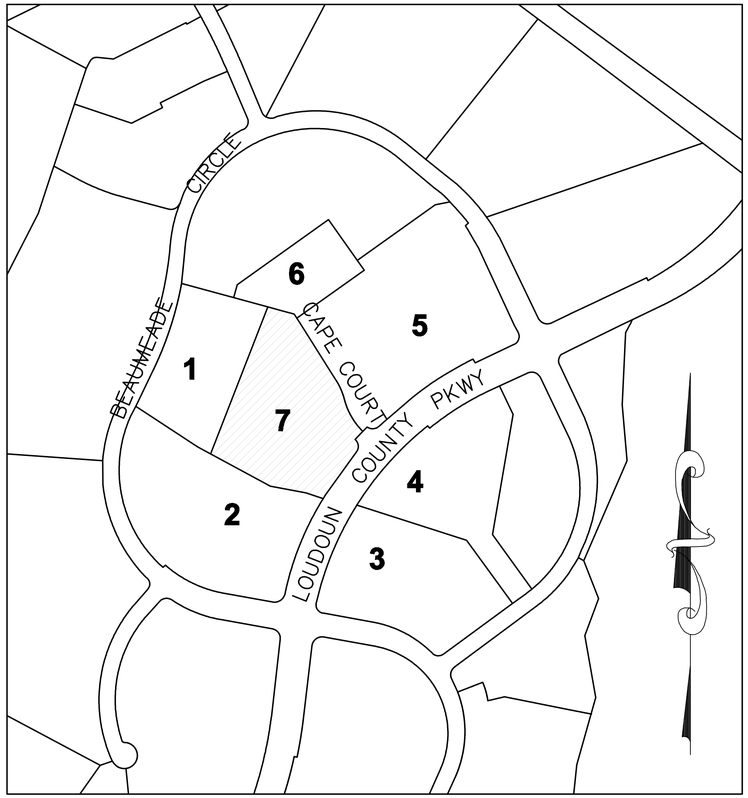

ADJOINING OWNERS MAP

1"= 300

1

Adjoining Landowners Condominium Associations:

Beaumeade Corporate Park Owners Association, Inc.
c/o Grayson P. Hanes, Esquire, Registered Agent
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4503
Tax Map /80//31P2/145/
PIN: 061-49-4453-000

Unit Owners within Condo Association:

Barbara Millett Living Trust 1991
AKA Barbara King
1 Wildwood Grove, NW3 7HU
London, NW3 7HU ENG
Tax Map /80//31P2/145/
PIN: 061-49-4453-002

Joshua E. Kuper
20508 Charter Oak Drive
Ashburn, VA 20147-7460
Tax Map /80//31P2/140/
PIN: 061-49-4453-004

Beth Chaverim Reform Congregation
21740 Beaumeade Circle, #100
Ashburn, VA 20147-6239
Tax Map /80//31P2/100/
PIN: 061-49-4453-006

Y&H Associate
1984 Isaac Newton Sq., W. Suite 106
Reston, VA 20190-5039
Tax Map: /80//31P2/150/
PIN: 061-49-4453-003

National Contract Management Assoc
21740 Beaumeade Circle, #125
Ashburn, VA 20147-6237
Tax Map /80//31P2/125/
PIN: 061-49-4453-005

Joseph Pendergast
10205 Cedar Pond Drive
Vienna, VA 22182-2906
Tax Map /80//31P2/120/
PIN: 061-49-4453-007

2

South - Meadowbrook Center, A Condominium Association:
(Unable to locate organized Condo Association to notify)

Unit Owners within Condo:
Sayeed Hasanzadah
2824 Dorr Avenue, Suite A
Fairfax, VA 22031-1516
Tax Map /80//30B2/105/
PIN: 061-49-5387-001

K. Rezaeipour & M Yaghmaei
1582 Leeds Castle Drive, Apt 202
Vienna, VA 22182-5552
Tax Map /80//30B2/110/
PIN: 061-49-5387-002

Ali Mirpour
20944 Lock Court
Potomac Falls, VA 20165-7447
Tax Map /80//30B2/120/
PIN: 061-49-5387-004

Pizza Properties Ashburn LLC
21760 Beaumeade Circle, #130
Ashburn, VA 20147-6234
Tax Map /80//30B2/130/
PIN: 061-49-5387-006

Lewis E. & Lillie V. Burke
5287 Ellicott Drive
Centreville, VA 20120-1759
Tax Map /80//30B2/140/
PIN: 061-49-5387-008

Nasser Hajiabbasi
c/o Pazyryk Gallery
1327 Connecticut Avenue
Washington, DC 20036
Tax Map /80//30B2/150/
PIN: 061-49-5387-010

H. & Mehri Nilforoush, et al
9437 Mirror Pond Drive
Fairfax, VA 22032-1353
Tax Map /80//30B2/160/
PIN: 061-49-5387-012

Bashir A. Zahir
42003 Pepperbush Place
Stone Ridge, VA 20105-2922
Tax Map /80//30B2/170/
PIN: 061-49-5387-014

A T Trading Company
8962 Edmonston Drive
Bristow, VA 20136-1299
Tax Map /80//30B2/180/
PIN: 061-49-5387-016

MQ Lot 1 LLC
21760 Beaumeade Circle, Suite 190
Ashburn, VA 20147-6220
Tax Map /80//30B2/190/
PIN: 061-49-5387-018

Fredrick Ackbari
20816 Noble Terrace, #424
Sterling, VA 20165-8410
Tax Map /80//30B1/110/
PIN: 061-49-5387-020

Nito Spirit LLC
21770 Beaumeade Circle, #125
Ashburn, VA 20147-6233
Tax Map /80//30B1/125/
PIN: 061-49-5387-023

Absolute Tech LLC
P.O.Box 650029
Sterling, VA 20165-0029
Tax Map /80//30B1/135/
PIN: 061-49-5387-0025
PIN: 061-49-5387-025

Madlax Real Estate LLC
1345 Chain Bridge Road
McLean, VA 22101-3902
Tax Map /80//30B1/145/
PIN: 061-49-5387-027

Door of Hope
21770 Beaumeade Circle, #155
Ashburn, VA 20147-6222
Tax Map /80//30B1/155/
PIN: 061-49-5387-029

Ballinger Investments LLC
21760 Beaumeade Circle, #115
Ashburn, VA 20147-6219
Tax Map /80//30B2/115/
PIN: 061-49-5387-003

R. Kazerooni & L. Ordoubadinia, et al
14078 Berryville Road
Darnestown, MD 20874-3520
Tax Map /80//30B2/125/
PIN: 061-49-5387-005

21760-R Beaumeade Circle, LLC
c/o Mohammad Hadi Attaei-Ghomi
47407 Riverbank Forest Place
Potomac Falls, VA 20165
Tax Map /80//30B2/135/
PIN: 061-49-5387-007

Nasser Hajiabbasi & N. Ebrahimi
7900 Charleston Court
Bethesda, MD 20817-1421
Tax Map /80//30B2/145/
PIN: 061-49-5387-009

Ferydoun & Nergish Najmi-Nejad
1107 Echo Court North
Towson, MD 21286-1401
Tax Map /80//30B2/155/
PIN: 061-49-5387-011

R M H L LLC
124 Park Street
Vienna, VA 22180
Tax Map /80//30B2/165/
PIN: 061-49-5387-013

Shahr LLC
6526 Hitt Avenue
McLean, VA 22101-4650
Tax Map /80//30B2/175/
PIN: 061-49-5387-015

Fred & Katayoun Manoochehri
9409 Reach Road
Potomac, MA 20854-2853
Tax Map /80/30B2/185/
PIN: 061-49-5387-017

Kamran & Ezzat Moghadam
11260 Derosnec Drive
Oakton, VA 22124-2404
Tax Map /80//30B1/105/
PIN: 061-49-5387-019

Shahram Ghaffarkhan
11011 Kilkeel Court
Oakton, VA 22124-1806
Tax Map /80//30B1/115/
PIN: 061-49-5387-021
Tax Map /80/30B1/120/
PIN: 061-49-5387-022

Lexsau LLC
2208 Central Avenue
Vienna, VA 22182-5193
Tax Map /80//30B1/130/
PIN: 061-49-5387-024

Hopun & Dennis D. Sexton
c/o Sugarland Beauty Salon & Barber
91 Sugarland Run Drive
Sterling, VA 20164
Tax Map /80//30B1/140/
PIN: 061-49-5387-026

Galaxy Granite & Marble, Inc.
21770 Beaumeade Circle, #150
Ashburn, VA 20147-6222
Tax Map /80//30B1/150/
PIN: 061-49-5387-028

3, 4

South and East:
Robert M. Rosenthal
c/o Rosenthal Automotive
1100 S. Glebe Road
Arlington, VA 22204-4309
Tax Map /80//10////52/
PIN: 061-30-3196-000
Tax Map /80//10////51/
PIN: 061-40-4434-000

5

Adjoining Landowners Condominium Associations:
Beaumeade Corporate Park Owners Association, Inc.
c/o Grayson P. Hanes, Esquire, Registered Agent
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4503
Tax Map /80/#/101/
PIN: 060-10-3176-000

Unit Owners within Condo Association:

Polyvest LLC
8109 Squirrel Run Road
Springfield, VA 22152-3655
Tax Map /80/e/1P1/100/
PIN: 060-10-3176-001

Vounos LLC
3700 Forest Grove Drive
Annandale, VA 22003-1956
Tax Map /80/E/1P1/102/
PIN: 060-10-3176-002

Hossein Siasi
15624 Copperfield Lane
Darnestown, MD 20874-3631
Tax Map /80/E/1P1/106/
PIN: 060-10-3176-004

Ali Aref & Farzad Aref
820 N. Pollard Street, Apt. 513
Arlington, VA 22203-1777
Tax Map /80/E/1P1/110/
PIN: 060-10-3176-006

Ziba Real Estate Investment II, et al
11910 Stoney Creek Road
Potomac, MD 20854-1160
Tax Map /80/E/1P1/114/
PIN: 060-10-3176-008
Tax Map /80/E/1P1/116/
PIN: 060-10-3176-009

Robert Martin Kelly, Jr. and Anne Kelly
1919 Lakeport Way
Reston, VA 20191-5425
Tax Map /80/E/1P1/120/
PIN: 060-10-3176-011

Ramsco, Inc.
43547 Barley Court
Ashburn, VA 20147-5454
Tax Map /80/E/1P1/126/
PIN: 060-10-3176-014

Gurpartap & Rupinder K. Singh
42674 Explorer Drive
Ashburn, VA 20148-7249
Tax Map /80/E1P1/130/
PIN: 060-10-3176-016

Colkon Project I LLC
407 W Rosemary Street
Falls Church, VA 22046-3847
Tax Map /80/E/1P1/134/
PIN: 060-13-3176-018

S&R Holdings LLC
20920 Shakespeare Drive
Germantown, MD 20876-4167
Tax Map /80/E/1P1/138/
PIN: 060-10-3176-020

Larry M. and Nancy S. Spevak
19328 Gleedsville Road
Leesburg, VA 20175-8843
Tax Map /80/E/1P1/142/
PIN: 060-10-3176-022

Hamidreza Ghaemi
14427 Turkey Foot Road
Gaithersburg, MD 20878-3947
Tax Map /80/E/1P1/104/
PIN: 060-10-3176-003

Cape 108 LLC
20917 Cheyenne Terrace
Sterling, VA 20165-5853
Tax Map /80/E/1P1/108/
PIN: 060-10-3176-005

Drissi Properties LLC
12839 Tournament Drive
Reston, VA 20191-5861
Tax Map /80/E/1P1/112/
PIN: 060-10-3e176-007

Ahmad Zia & Belquis Anwarzai
20390 Clifton Point Street
Sterling, VA 20165
Tax Map /80/E/1P1/118/
PIN: 060-10-3176-010

Moshen & Neda Jalali
47556 Griffith Place
Potomac Falls, VA 20165-5109
Tax Map /80/E/1P1/122/
PIN: 060-10-3176-012

Sundra Properties, LLC
20011 Belmont Station Dr
Ashburn, VA 20147-6610
Tax Map /80/E/1P1/128/
PIN: 060-10-3176-015

Loudoun Wind LLC
14001 Old Columbia Pike
Burtonsville, MD 20866-1719
Tax Map /80/E/1P1/132/
PIN: 060-10-3176-017

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd, 5th Floor
Coral Gables, FL 33146-1837
Tax Map /80/E/1P1/136/
PIN: 060-10-3176-019

Andreas & Sandra L. Tsanganelias
5911 Backlick Road
Springfield, VA 22150-3230
Tax Map /80/E/1P1/140/
PIN: 060-10-3176-021

Moshen & Neda Jalali
44710 Cape Ct. Suite 122
Ashburn, VA 20147-6231
Tax Map /80/E/1P1/124/
PIN: 060-10-3176-013

6

Adjoining Landowners:
North:
Virginia Home & Design, LLC
75-C Lackawanna Avenue
Parsippany, NJ 07054-5701
Tax Map /80/E/1P2//B1/
PIN: 060-19-8590-001

7

Condominium Association in which Unit is Located:
Cape Court Commercial Condominium
c/o Trey Mauck
Integrated Insurance Solutions
44675 Cape Court, Suite 100
Ashburn, VA 20147-6230

Unit Owners within Condo Association:

Eldon Street, LLC
44675 Cape Court, #100
Ashburn, VA 20147-6230
Tax Map /80//31P1///G
PIN: 061-49-8039-001

Ventura Alliances, LLC
44675 Cape Court, #150
Ashburn, VA 20147-6229
Tax Map: /80//31P1///A
PIN: 061-49-8039-003

Felman Investments
8 Memorial Parkway
Long Branch, NJ 07740-8142
Tax Map: /80//31P1///1/
PIN: 061-49-8039-006

Francis Richard Johnson
25117 Cutgrass Terrace
Aldie, VA 20105-5639
Tax Map: /80//31P1///E/
PIN: 061-49-8039-008

Penzance Beaumeade Condo Corp.
c/o Penzance Companies
2400 N Street, NW, Floor 6
Washington, DC 20037-1158
Tax Map: /80//31P1CS-2/
PIN: 061-49-8039-002

Palm Development, LLC
43560 Jackson Hole Circle
Leesburg, VA 20176-3959
Tax Map /80//31P1///B/
PIN: 061-49-8039-004

44675 Cape Court Innovation, LLC
20576 Wild Meadow Court
Ashburn, VA 20147-7448
Tax Map /80//31P1///D/
PIN: 061-49-8039-007

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Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-8400
Fax: (703) 443-8405
www.bowmanconsulting.com
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ADJOINING OWNERS INFORMATION

ARRIS MONTESSORI ACADEMY

SPECIAL EXCEPTION PLAT

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
7/31/09	1ST SUBMISSION BY HNM
9/14/09	RESUBMISSION BY BCG
10/14/09	RESUBMISSION BY BCG
10/19/09	REV. PER ZONING COMM.
11/04/09	REV. PER ZONING COMM.

DATE	DESCRIPTION	
DESIGN	CW DRAWN	MWB CHKD
SCALE	H: 1"=300' V:	
JOB No.	5214-01-001	
DATE	9-14-2009	
FILE No.	5214-D-ZP-001	
SHEET	3 OF 4	

Cad file name: P:\5214 - Arris Montessori Academy\5214-01-001 (PLAN)\Planning\SPEX\Sheets\5674_SPEX_ADJ.dwg

DROP OFF/ PICKUP PLAN

ARRIS MONTESSORI ACADEMY

SPECIAL EXCEPTION PLAT

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
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PLAN STATUS

DATE	DESCRIPTION
7/31/09	1ST SUBMISSION BY HNS
9/14/09	RESUBMISSION BY BCG
10/14/09	RESUBMISSION BY BCG
10/19/09	REV. PER ZONING COMM
11/04/09	REV. PER ZONING COMM

DESIGN	DEM
DRAWN	MWB
CHKD	
SCALE	H: AS NOTED V:
JOB No.	5214-01-001
DATE	9-14-2009
FILE No.	5214-D-ZP-001

SHEET 4 OF 4

Cad file name: P:\5214 - Arris Montessori Academy\5214-01-001 (PLN)\Planning\SPEX\Sheets\4574_SPEX_DROPOFF.dwg