



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 08/25/2014

**TO:** Distribution List

**FROM:** Barbara C. Berlin, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Special Exception Application Analysis

**REFERENCE:** Application Number: SE 2014-MV-058 (Morning Star Day Care)

### Case Information

Staff Coordinator: **Nicholas Rogers**  
 Pre-Staffing Date: **10/06/14** Staffing Date: **11/13/14**  
 Tentative PC Date: **01/29/14** Tentative BOS Date: **TBD**

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes  No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(09/30/2014)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Pam Nee
- DPWES Site and Addressing  
Attn: Brandy Dyer
- DPWES Sanitary-Sewer  
Attn: Gilbert Osei-Kwadwo
- VDOT  
Attn: Paul Kraucunas
- Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Michael Davis
- Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl
- Planning Commission  
Board of Supervisors  
**Mt. Vernon** District
- Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron  
**\*CRD/CRA or Tysons only\***

#### Information Addressees

- Planning Commission  
Executive Director  
Attn: Jill Cooper
- Economic Dev. Authority  
Dir. Real Estate Services  
Attn: Curtis Hoffman
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage
- Dept. of Health  
Div. of Environmental Health  
Technical Review and Information  
Resources  
Attn: Kevin Wastler
- Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff
- Dept. of Facilities Mgmt.  
Analyst, Property Mgmt. Div.  
Attn: Marguerite Guarino

DPZ-ZED Division Director  
Attn: Barbara Berlin

DPZ-ZED Asst. Director  
Attn: Regina Coyle

DPZ-ZED  
Attn: Branch Chiefs

DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Kevin Guinaw

DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Michelle Cabero

DPZ Chief Zoning Inspector  
Attn: Joe Bakos

Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
**\*MV or LEE only\***

Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
www.fairfaxcounty.gov/dpz/





**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2014-MV-058

(Staff will assign)  
**RECEIVED**  
 Department of Planning & Zoning

**FEB 24 2014**

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Morning Star Day Care		
	<b>MAILING ADDRESS</b> 3349 Beechcliff Drive Alexandria, VA 22306		
	<b>PHONE HOME</b> (703 )347-7318 <b>WORK</b> (571 )276-0461		
	<b>PHONE MOBILE</b> ( 571 )276-0461		
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 8628 Woodlawn Court, Alexandria, VA 22309		
	<b>TAX MAP NO.</b> 1013 01 0095 <b>SIZE (ACRES/SQ FT)</b> 1 acre / 43,560 SQ FT		
	<b>ZONING DISTRICT</b> R-2 (Residential 2 DU/AC) <b>MAGISTERIAL DISTRICT</b> Mount Vernon District		
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>		
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Article 3-204.3.B		
	<b>PROPOSED USE</b> Child Care Center		
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Gene Edgecombe		
	<b>MAILING ADDRESS</b> 5579 Harrington Falls Ln., Alexandria, VA Suite 1055		
	<b>PHONE NUMBER</b> 730-780-8886 <b>HOME</b> <b>WORK</b>		
	<b>PHONE NUMBER</b> <b>MOBILE</b> 202-714-0086		
<b>MAILING</b>	<b>Send all correspondence to (check one):</b> <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p style="text-align: center;">Gene Edgecombe</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-top: 1px solid black; border-bottom: 1px solid black;"><b>TYPE/PRINT NAME OF APPLICANT/AGENT</b></td> <td style="width: 50%; border-top: 1px solid black; border-bottom: 1px solid black;"><b>SIGNATURE OF APPLICANT/AGENT</b></td> </tr> </table>		<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>		

*Deborah Ledwith Leuberton*

*[Handwritten Signature]*

**DO NOT WRITE IN THIS SPACE**

Date application accepted: August 22, 2014

Application Fee Paid: \$ 16,375.00

SE 2014-0087

*MAC*  
8/22/14

FEB 24 2014

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION  
New Morning Star Day Care  
8628 Woodlawn Ct. Fairfax County, VA

Tax Map No.: 1013010095  
Zoning District: R-2  
Magisterial District: Mount Vernon

A. Type of Operation

Elizabeth Appiah is a Fairfax County, Virginia business woman who currently owns a child day care facility in the County that serves 18 to 20 children. Her existing business program was designed to accommodate parents who work a regular 8 hour day in the morning and afternoon, but also includes a second programmed period to accommodate parents who work the "second shift" between 3:00 PM and 11:00 PM. With the increasing demand for child day care programs of this type, Ms. Appiah has purchased property and will develop a new child day care facility programmed to meet the growing child care demand, and in particular those parents who work a second shift and find it extremely difficult to find consistent and quality child care. Ms. Appiah has purchased a one acre parcel located one parcel off US 1 Richmond Highway at 8628 Woodlawn Court in Fairfax County.

B. Hours of Operation

The new child day care facility will operate two (2) shifts, Monday through Friday:

Shift (1) - 7:00 AM to 4:00 PM  
Shift (2) - 3:00 PM to 11:00 PM

C. Estimated Number of Children

Shift (1) - 80 Children, expandable to 120 Children  
Shift (2) - 40 Children

D. Proposed Number of Teachers/Employees

Maximum No. of Teachers, Shift (1) – 22  
Maximum No. of FTE Support Personnel, Shift (1) - 3

E. Estimate of Traffic Impact

AM Peak Hour 7:00 to 9:00 AM  
35% Shift (1) (120 Children max.) 2 Children per Vehicle - 21 Vehicle Trips  
65% Shift (1) (120 Children max.) 1 Child per Vehicle - 78 Vehicle Trips

PM Peak Hour 3:00 to 5:00 PM

35% Shift (1) (120 Children max.)	2 Children per Vehicle	- 21 Vehicle Trips
65% Shift (1) (120 Children max.)	1 Child per Vehicle	- 78 Vehicle Trips
45% Shift (2) (40 Children max.)	2 Children per Vehicle	- 9 Vehicle Trips
55% Shift (2) (40 Children max.)	1 Child per Vehicle	- 22 Vehicle Trips

PM Peak Hour 10:00 to 11:00 PM

45% Shift (2) (40 Children max.)	2 Children per Vehicle	- 9 Vehicle Trips
55% Shift (2) (40 Children max.)	1 Child per Vehicle	- 22 Vehicle Trips

F. Vicinity or General Area to be Served

South Fairfax County

Within the large geographical South County area, there is a large multi-cultural demand for quality child day care, particularly by working class families. The facility's program will focus on this demand as well as other market segments.

Ft Belvoir Military Base

One significant advantage of the site's location is its proximity to the Ft. Belvoir military base reservation. The base is part of the military's BRAC program and will add a large number of additional military and civilian personnel. Much of the base's operation, especially its new sprawling hospital complex, operates around the clock. The new child care facility will be poised to service the base's many employees in need of nearby convenient child care.

G. Description of Building Architecture

Architectural Narrative – Morning Star Children's Daycare

The site for the Morning Star Day Care facility is uniquely located between a bustling commercial corridor on one property line and a single-family residential neighborhood on the opposite property line. The architect's design response was to recognize and give consideration to both uses. In response, the form and character of the building reflects some simple commercial exterior materials, while the volume reflects simple house forms, with the 1-story wing closest to the street more in scale with the neighboring single story ranch homes and the 2-story wing set behind where the impact is minimal. In general, while the building is one volume, the massing has been broken down into smaller scale elements that give it a more residential feel. Building materials will include cementitious panels as the dominant exterior cladding material and shingled roofing with a bit of color. The punched window fenestrations will be aluminum-framed insulated clear glass. These materials, combined with the simple house shapes, angled roofs, and playful colors, results in a building that is welcoming to families and

contextual with the neighborhood without overpowering the residential portion of this small community.

The building interior is designed as a space for children to play, learn, discover, and share. As you enter into the building, a reception area opens up to a dramatic 2-story atrium space that forms the heart of the day care center. The atrium showers the building with natural light, provides visual communication amongst the different classrooms, and frames a gentle playful ramp leading down to a large indoor recreation area. Soft textures, bright colors, and ample access to natural light and air define the interiors and contribute to a welcoming feel. To the rear of the building, a generous green space provides opportunity for outdoor recreation and exercise, with the potential for defining specific areas for the different age groups.

#### H. Hazardous or Toxic Substances

No hazardous or toxic substances were found to exist on the site.

#### I. Use Conformation With All Applicable Zoning Ordinances,

See Statement of Confirmation, Attachment A, on following page

## SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION

A written statement from the applicant describing the proposed use, and other pertinent data, including specifically:

- A. Type of operation(s).
- B. Hours of operation.
- C. Estimated number of patrons/clients/patients/pupils/etc.
- D. Proposed number of employees/attendants/teachers/etc.
- 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.
- F. Vicinity or general area to be served by the use.
- G. Description of building facade and architecture of proposed new building or additions.
- 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; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.
- I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

It is the applicant's responsibility to show that the proposed use complies with all Zoning Ordinance requirements related to the use, including how the proposed special exception is in conformance with the general standards and the specific category standards, as well as any additional standards for the particular special exception use.

SEE ATTACHMENT A

FEB 24 2014

Zoning Evaluation Division

SPECIAL EXCEPTION - STATEMENT OF CONFORMATION  
FOR MORNING SATR CHILDREN'S DAY CARE CENTER

Responses to Received Comments

Two Pre-Application Meetings have already been held with William Mayland from the Zoning Evaluation Division, Department of Planning and Zoning to discuss the proposed 120 max enrollment child care center. Summaries of the two meetings are below. The Special Exceptions Package incorporates revisions to the project resulting from all past meetings with the local Department of Planning and Zoning.

Meeting Comments sent by William Mayland on March 14, 2013:

William Mayland's Comments	Project Responses
The Board can permit the proposed number of children for a local road, although the Zoning Ordinance does suggest 75 should be maximum.	The proposed child care center proposes a max enrollment of 120 children divided into two shifts, with a maximum of 80 children per shift.
The proposed SF can be permitted if the lower level meets the definition for a cellar and gross square feet are not counted against FAR	Maximum Allowable F.A.R.: 8,710 gsf Proposed F.A.R.: 8,703 gsf,
Parking needs to be provided for the total students per day at not based on total students at one time.	Parking Required: 20 (Zoning Ordinance Article 11) Parking Provided: 23
Frontage improvements would likely be requested along Woodlawn Court to match improvements made by the hotel.	A 10'-0" landscaped area will be provided at the front of the site along Woodlawn Court.
The jog on Woodlawn Court for off-loading children is not supported.	Jog removed, a location for off-loading children is provided within the parking lot area. Right turn lane proposed.
The on-site circulation is a problem. Proposed circulation creates a conflict point for people coming in and leaving the site as well as conflict with parking spaces and stacking lanes.	A car turn-around area is provided at the end of the parking lot.
You will need to see if a right or left turn lane is warranted on Richmond Highway with the additional trips.	A right turn lane on Richmond Highway directing traffic onto Woodlawn Court is existing.
It is possible that during the review of the application staff may ask for revisions that could result in the reduction of the building size or number of children. This would be based on the transportation impacts as well as how the site relates to adjacent residential uses.	Understood. Please note that the proposed child care center proposes a max enrollment of 120 children divided into two shifts, with a maximum of 80 children per shift.

Meeting Minutes with William Mayland on October 09, 2013:

William confirmed that the play area is 100 sf per child at any one time, therefore it is allowed to specify that the children will visit the play area in shifts A narrative explaining this will be necessary.	The proposed child care center proposes a max enrollment of 120 children divided into two shifts, with a maximum of 80 children per shift.
Client to conduct a "trip analysis"	Vehicular trip generation calculated totals are

	provided on the Civil Site Plan, C1.0, at the parking lot entrance.
This project will need to conform to the New Storm Water Management Codes that will be adopted in July 2014.	Understood, please refer to Civil Plans for storm water management notes and details.
Elevations made be required after initial special exception submission is made.	Understood.
Review parking landscape screening requirements in the Zoning Ordinance.	Transitional screening is provided per the Fairfax County Zoning Ordinance Article 13, Transitional Screening and Barrier Matrix. See narrative below.

Outdoor Recreational Area

Outdoor play area sizing is based on the Fairfax County Zoning Ordinance Article 9 that states the following:

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.

Both William Mayland, Zoning Evaluation Division, and Matt Mertz, Fairfax County Planner of the Day, 703-324-1314, confirmed that the above provision regarding usable outdoor area allows for the division of the total enrollment of children to be divided into shifts so that only a portion of the children enrolled will be using the play area at any one given time. As a result, the play area does not have to be sized according to the total child enrollment. The proposed child care center proposes a max enrollment of 120 children divided into two shifts, with a maximum of 80 children per shift. Please refer to the outdoor recreational area calculations identified as play ground area on sheet C1.0

The 100 SF per child for outdoor recreational area is used for this project because it is more stringent than the 75 SF per child requirement set forth in the Virginia Department of Social Services – Minimum Standards for Licensed Child Care Centers (22 VAC 40-185).

Trip Generation

Per the Fairfax County Zoning Ordinance Article 9, the site has access to Richmond Highway through Woodlawn Court. Although Woodlawn Court is categorized as a Local street type it should be sufficient for handling the expected vehicular access to the proposed child care center which expects less than 100 vehicle trips per peak hour. The proposed child care center proposes a max enrollment of 120 children divided into two shifts, with a maximum of 80 children per shift. Within each shift, it is expected that the vehicular trip in regards to pick up and drop off of enrolled children will be spread out and the child care classes will not enforce a distinct start and end time. Please refer to sheet C1.0 for Vehicular trip generation calculated totals.

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:

<b>Number of Persons</b>	<b>Street Type</b>
1-75	Local
76-660	Collector
660 or more	Arterial

Parking

The parking lot layout and turnaround configuration is based on the AIA Architectural Graphic Standards, please see CS1.1 for the architectural site plan. Please refer to the parking space calculations on C1.0. The required number of parking spaces is derived from the Fairfax County Zoning Ordinance Article 11 that states the following:

Child Care Center or Nursery School:

- A. 0.19 space per child for a center or school which has a maximum daily enrollment of 99 children or less
- B. 0.16 space per child for a center or school which has a maximum daily enrollment of 100 or more children

Classroom Area

Classroom area sizing is based on the requirement for a minimum of 35 SF per child set forth in both the 2009 International Building Code (IBC) Section 1004.1.1 and the 22 VAC 40-185. In regards to the IBC, some of the following floor area allowances per occupants applicable to the project are as follows:

Day Care	35 net
Classroom Area	20 net (educational school setting with desks for older children)
Library Reading Area	50 net
Business Areas	100 gross
Kitchen	200 gross
Storage	300 gross

Classroom sizing is also based on establishing an efficient staff to child ratios based on age set forth by the 22 VAC 40-185. See below.

E. The following ratios of staff to children are required wherever children are in care:

1. For children from birth to the age of 16 months: one staff member for every four children;
2. For children 16 months old to two years: one staff member for every five children;
3. For two-year-old children: one staff member for every eight children;
4. For children from three years to the age of eligibility to attend public school, five years by September 30: one staff member for every 10 children;
5. For children from age of eligibility to attend public school through eight years, one staff member for every 18 children; and
6. For children from nine years through 12 years, one staff member for every 20 children.
7. Notwithstanding subdivisions 4 and 5 of this subsection and subsection C of this section, the ratio for balanced mixed-age groupings of children shall be one staff member for every 14 children, provided:

- a. If the program leader has an extended absence, there shall be sufficient substitute staff to meet a ratio of one staff member for every 12 children.
- b. The center shall have readily accessible and in close classroom proximity auxiliary persons sufficient to maintain a 1:10 adult-to-child ratio for all three-year-olds who are included in balanced mixed-age groups to be available in the event of emergencies.
- c. The program leader has received training in classroom management of balanced mixed-age groupings of at least eight hours.

#### Screening

Twenty-five (25) foot wide transitional screening is provided along the borders of the site adjacent to residential zoned lots per the Fairfax County Zoning Ordinance Article 13, Transitional Screening and Barrier Matrix. Transitional Screening Type one (see below) and a 42" high minimum chain link fence are provided as required between lots used for detached dwellings and child care centers. Screening is not required to be provided for child day care centers bordering commercial lots.

Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

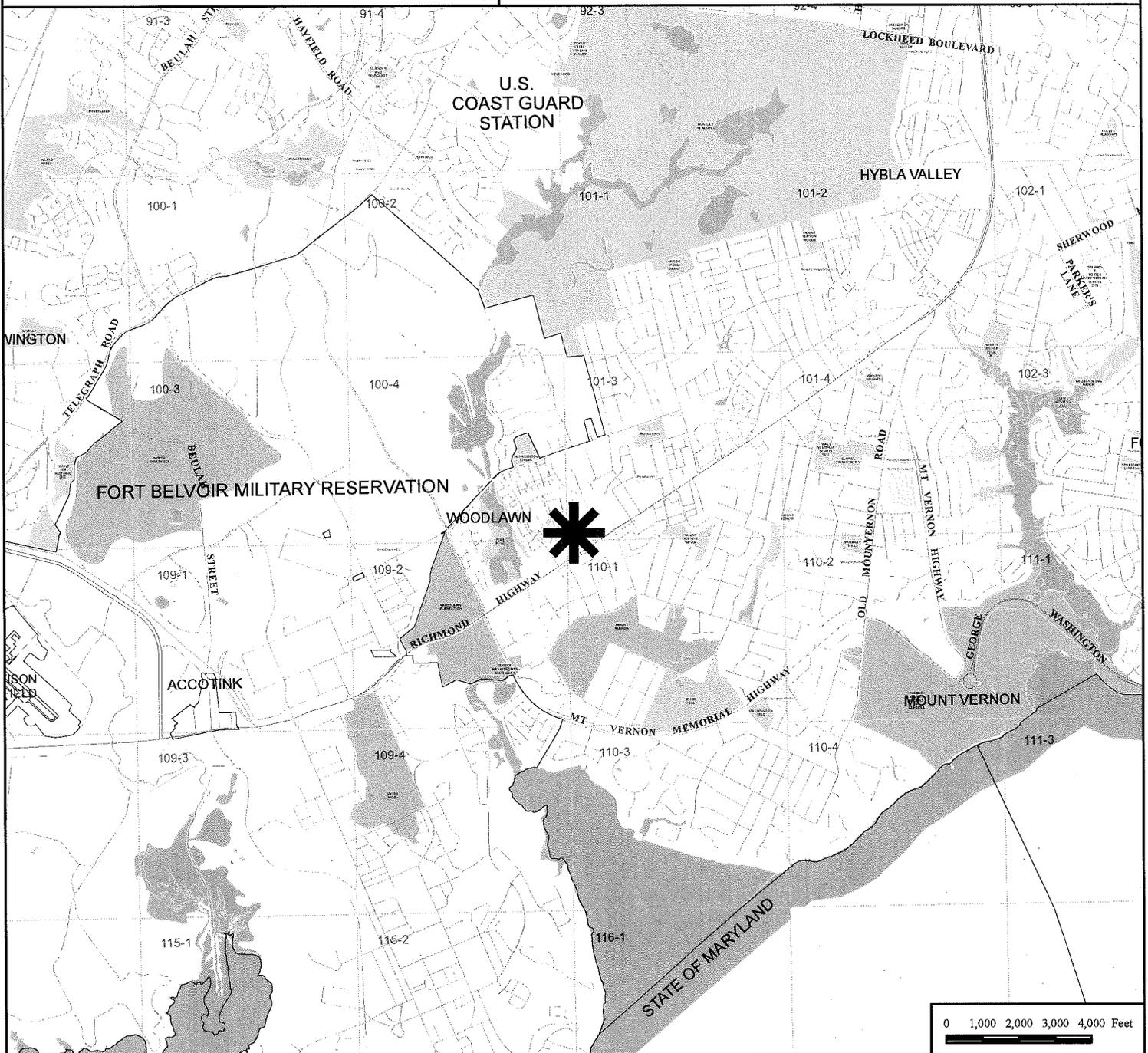
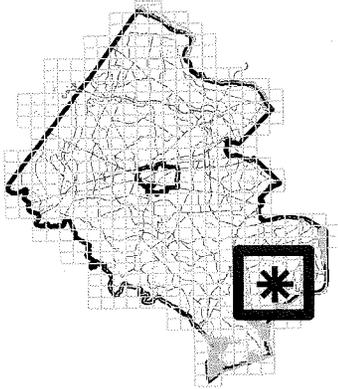
- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

# Special Exception

SE 2014-MV-058

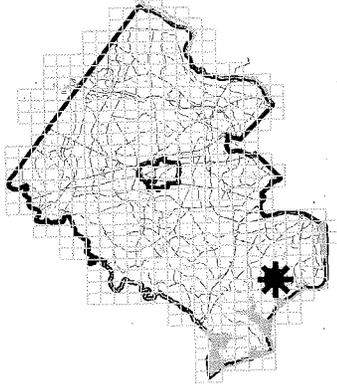
Applicant: MORNING STAR DAY CARE  
Accepted: 08/22/2014  
Proposed: CHILD CARE CENTER  
Area: 1 AC OF LAND; DISTRICT - MOUNT VERNON  
Zoning Dist Sect: 03-0204  
Located: 8628 WOODLAWN COURT, ALEXANDRIA, VA 22309

Zoning: R-2  
Plan Area: 4,  
Overlay Dist:  
Map Ref Num: 101-3- /01/ /0095



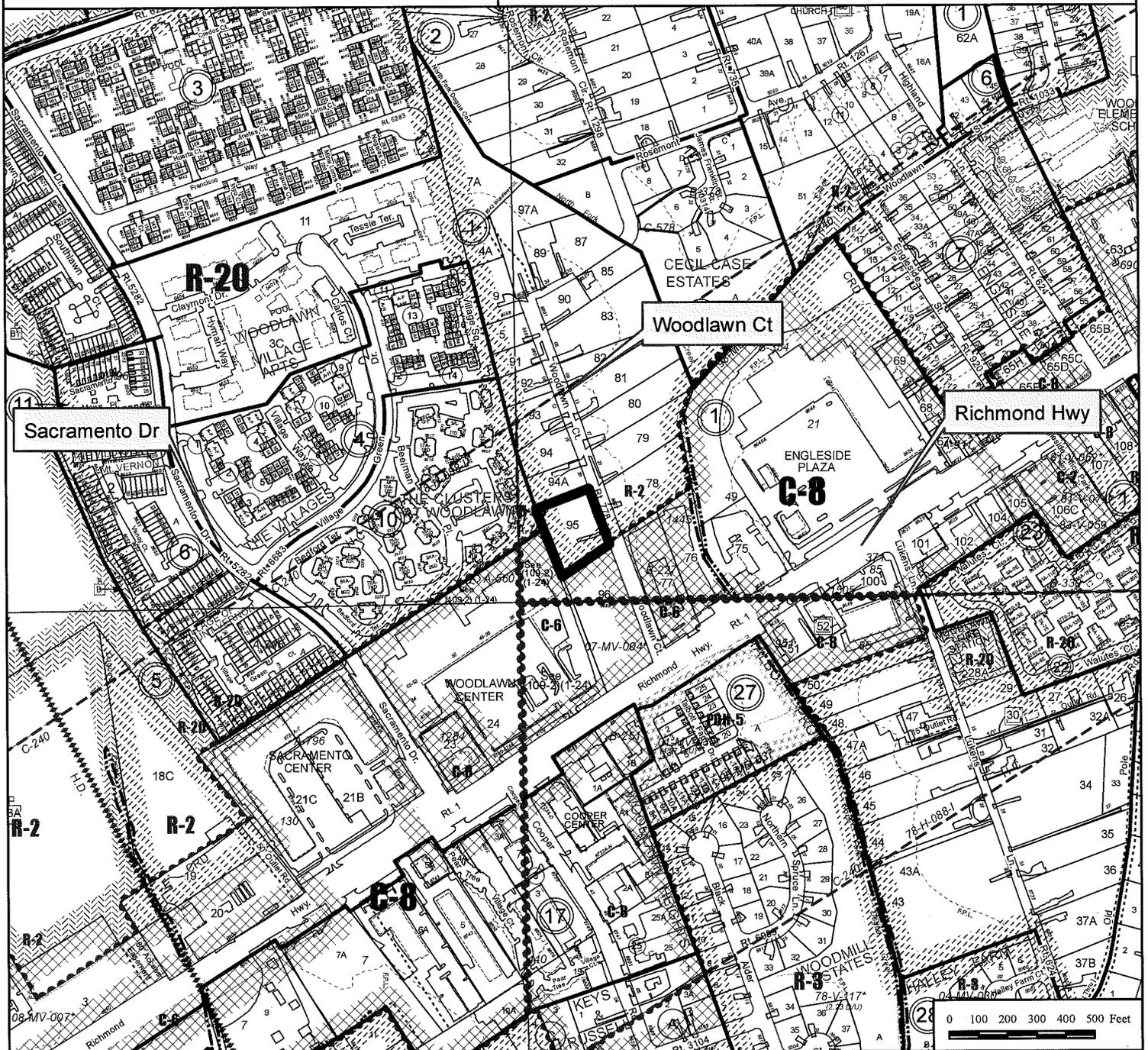
# Special Exception

SE 2014-MV-058



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Department of Planning & Zoning

AUG 15 2014

Zoning Evaluation Division

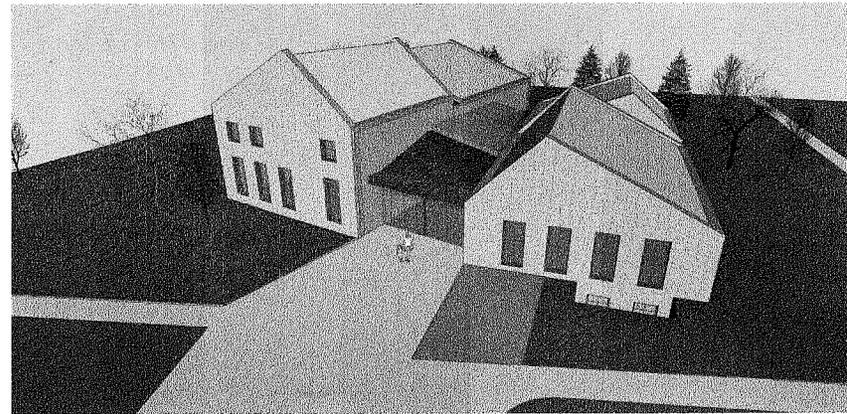
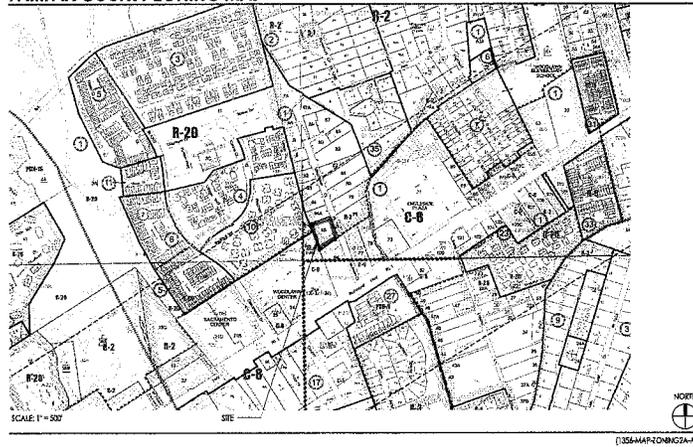
# SPECIAL EXCEPTION PLAT

8628 WOODLAWN COURT  
ALEXANDRIA, VA 22309

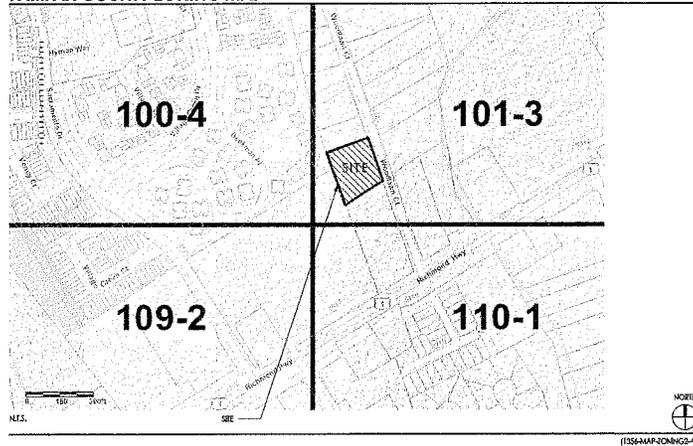
**McAllister**  
CIVIL ENGINEERS

**SUBURBAN DEVELOPMENT  
ENGINEERING, INC**  
2771 LINDSEY PARK DRIVE  
FALLS CHURCH, VA 22034  
PHONE: (703) 546-0000  
WWW.SUBENR.COM

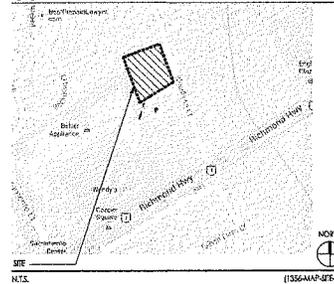
FAIRFAX COUNTY ZONING MAP



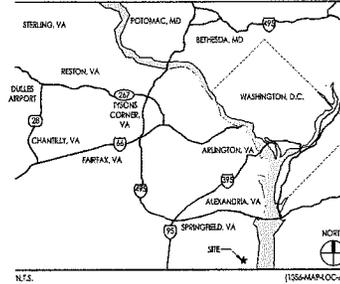
FAIRFAX COUNTY ZONING MAP



CONTEXT MAP



LOCATION MAP



DRAWING LIST

- GENERAL:  
CS1.1 COVER SHEET, NOTES & MAPS  
CS1.2 SITE PLAN & CODE ANALYSIS
- CIVIL:  
C1.1 CIVIL SITE PLAN & ANALYSIS  
C2.0 SWM & BMP PLANS & NOTES  
C1.3 BMP CALCULATIONS, NOTES & NOTES
- ARCHITECTURAL:  
A1.1 SCHEMATIC FLOOR PLANS

SPECIAL EXCEPTION: 07/17/2014  
CHECKLIST COMMENTS: 08/11/2014  
CHECKLIST COMMENTS: 07/17/2014  
CHECKLIST COMMENTS: 08/04/2014

DATE: 08/15/2014

CLIENT: **GENE EDGECOMBE  
VMS, LLC DEVELOPERS**

**MORNING STAR  
CHILDREN'S DAY  
CARE**

8628 WOODLAWN COURT  
ALEXANDRIA, VA 22309  
PROJECT NUMBER 1356

COVER SHEET, NOTES & MAPS

**CS1.1**

**CODE ANALYSIS**

**APPLICABLE CODES:**  
 GENE EDGECOMBE  
 VMS, LLC DEVELOPERS  
 5577 HARBORVIEW FALLS LANE  
 ALEXANDRIA, VA  
 PHONE: 703.730.8886

**ARCHITECT:**  
 DEE MCALISTER  
 MCALISTER ARCHITECTS  
 1435 FOWHATAN STREET  
 ALEXANDRIA, VA 22304  
 PHONE: 703.815.0515

**CIVIL ENGINEER:**  
 HANDED TERREARI  
 SDE, INC.  
 7777 LEEBURGH PIKE, SUITE 805N  
 FALLS CHURCH, VA 22045  
 PHONE: 703.555.0200

**APPLICABLE CODES:**  
 2007 VNBC (VIRGINIA INTERNATIONAL BUILDING CODE)  
 2009 IRC (INTERNATIONAL RESIDENTIAL CODE)  
 2009 IFPC (INTERNATIONAL FIRE PREVENTION CODE)  
 2009 IPC (INTERNATIONAL PLUMBING CODE)  
 2009 IMC (INTERNATIONAL MECHANICAL CODE)  
 2009 IFGC (INTERNATIONAL FUEL GAS CODE)  
 2009 IECC (INTERNATIONAL ELECTRICAL CODE)  
 2009 NEC (NATIONAL ELECTRICAL CODE)  
 ICC-708.1.1.1.1 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES)  
 ALL STATEWIDE AND LOCAL AMENDMENTS

**PROPOSED SCOPE OF WORK:**  
 REQUEST FOR SPECIAL EXCEPTION FOR A 120-MAX ENROLLMENT CHILD CARE CENTER IN A RESIDENTIAL ZONED LOT. DEMOLITION OF ALL EXISTING STRUCTURES AND PAVED AREAS. NEW CONSTRUCTION OF A TWO-STORY WITH CELLAR DAY CARE FACILITY.

GENERAL SITE	ITEM	ALLOWABLE OR EXISTING	PROPOSED	COMMENTS
TOTAL SITE AREA		43,840 SF	-	NO CHANGE TO LOT SIZE
ZONING		R-2	-	NO CHANGE TO ZONING
MAP REFERENCE NUMBER		101-3-01/CD09S	-	
ZONING DIST. SECTION		9-337	-	CHILD CARE CENTER/ NURSERY SCH.

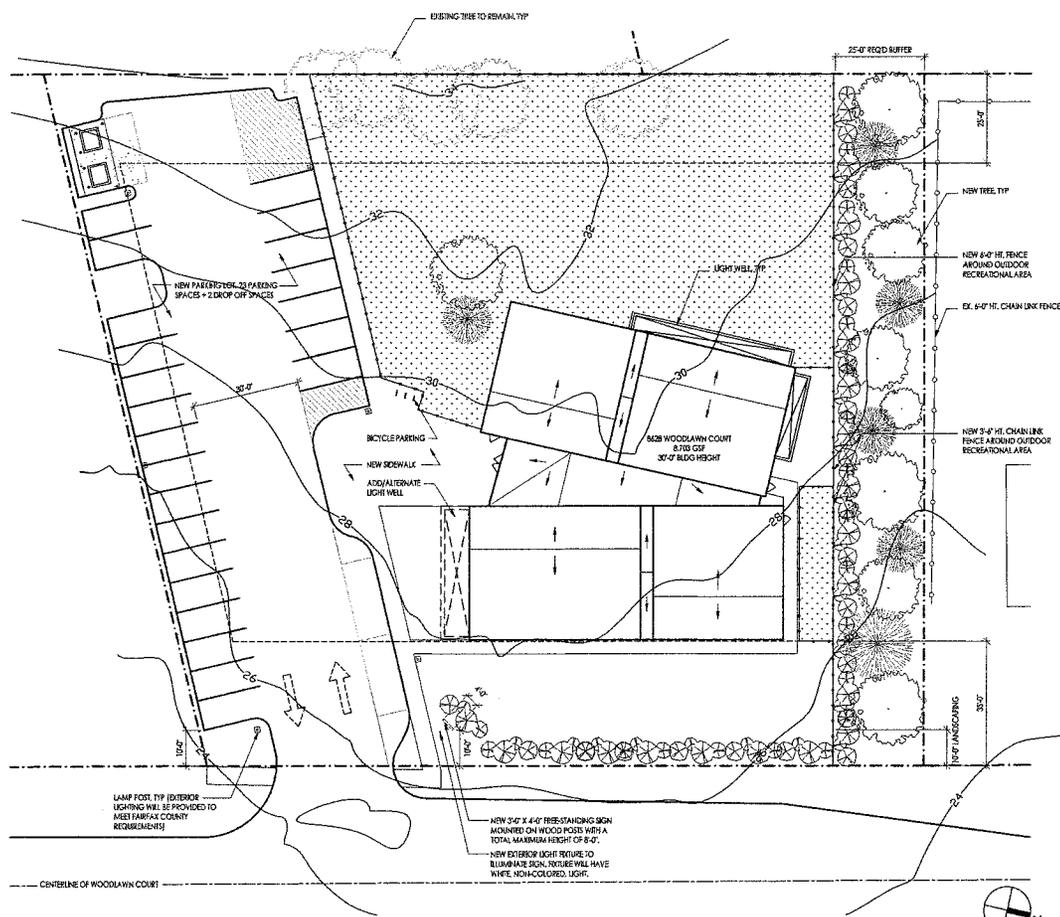
  

GENERAL BUILDING	ITEM	REQUIREMENT OR ALLOWABLE	BC REFERENCE	COMMENTS
USE OF OCCUPANCY		IA	SECTION 303.1	NON-SEPARATED
TYPE OF CONSTRUCTION		IIA	SECTION 602.2	FULLY SPRINKLERED
FIRE SUPPRESSION SYSTEM		REQUIRED	SECTION 903.2.1.2	PROVIDED
FIRE PROTECTIVE SIGNALING SYSTEM		REQUIRED	SECTION 907.2.1	PROVIDED
NUMBER OF EXITS REQUIRED PER STORY		2	TABLE 1015.1/1015.1.1	2 PROVIDED

TABLE 503 HEIGHT	ITEM	ALLOWABLE	PROPOSED	BC REFERENCE	COMMENTS
HEIGHT AND AREA LIMITATIONS OF BUILDINGS - I4 INSTITUTIONAL GROUP1					
NUMBER OF STORES		3	2	TABLE 503	CELLAR NOT INCLUDED
HEIGHT LIMITATIONS		65'-0"	37'-0"	TABLE 503	
ALLOWABLE FLOOR AREA PER I-4 GROUP		23,500 GSF	8,700 GSF*	TABLE 503	SEE NOTE BELOW
ALLOWABLE FLOOR AREA PER MAX F.A.R.		8,710 SF	8,700 GSF*		SEE NOTE BELOW

\*NOTE: CELLAR NOT INCLUDED IN F.A.R. PER FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 20. CELLAR DEFINED AS THE PORTION OF A BUILDING PARTLY UNDERGROUND, HAVING ONE-HALF (1/2) OR MORE THAN ONE-HALF (1/2) OF ITS CLEAR HEIGHT BELOW THE GRADE PLANE. FLOOR AREA, GROSS: GROSS FLOOR AREA SHALL NOT INCLUDE CELLARS.



**1 ARCHITECTURAL SITE PLAN**

(1356/COSE-4)



(1356/00 PLANS-4)

SPECIAL EXCEPTION 03/17/2014  
 CHECKLIST COMMENTS 04/11/2014  
 CHECKLIST COMMENTS 07/17/2014  
 CHECKLIST COMMENTS 08/04/2014

DATE REV ISSUED PDR

GENE EDGECOMBE  
 VMS, LLC DEVELOPERS  
 5577 HARBORVIEW FALLS LANE  
 ALEXANDRIA, VA  
 703.730.8886

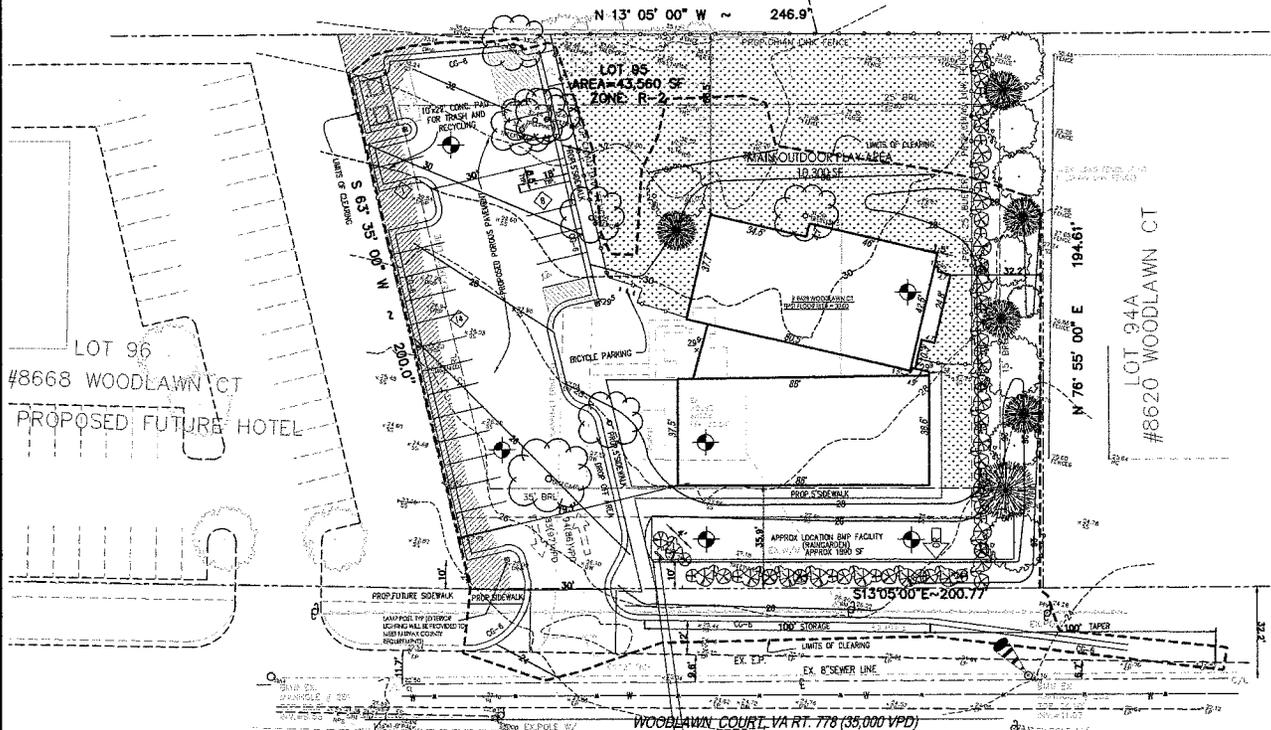
MORNING STAR  
 CHILDREN'S DAY  
 CARE  
 408 WOODLAWN COURT  
 ALEXANDRIA, VA 22309  
 PROJECT NUMBER 1356

SITE PLAN & CODE ANALYSIS

**CS1.2**

BERKELEY PLAZA ASSOCIATES INC  
LOT 24  
8762 RICHMOND HWY

CLUSTERS AT WOODLAWN CONDOMINIUMS



**SITE ANALYSIS**  
TOTAL SITE AREA: 1.00 ACRE=43560 SF  
TOTAL SITE AREA(PROPOSED): 1.00 ACRE=43560 SF  
PROPOSED BUILDING FOOTPRINT AREA: 7,577 SF  
TAX MAP #: 101-3(01)-95  
ZONING: R-2

OWNER: APPIAH ELIZABETH B

**1. FLOOR AREA CALCULATION:**  
FINISHED AREA  
GROUND LEVEL: 6055 GSF  
2ND LEVEL: 2635 GSF  
CELLAR LEVEL: 6122 GSF  
TOTAL FINISHED: 14,812 GSF

TOTAL FAR: 8703 GSF  
[MAX FAR: 8710 GSF]  
\* DOES NOT COUNT TOWARDS FAR

**SETBACK REQUIREMENTS:**  
FRONT: 35'  
SIDE: 15'  
REAR: 15'  
REQUIRED MAX. BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 30'

LANDSCAPING BUFFER PROPOSED :  
FRONT: 25'  
NORTH SIDE: 25'  
PARKING SET BACK:  
FRONT: 10'  
REAR: 0'  
SIDE: 0'

**PARKING SPACE CALCULATION:**  
PARKING SPACE REQUIRED: 0.16 SPACE PER CHILD  
FACILITY: 120 CHILD MAX  
120 X 0.16=19.2 => 20 SPACE  
TOTAL PARKING REQUIRED 20  
TOTAL PARKING PROVIDED 23

PLAY GROUND REQUIRED: 100 SF/CHILD PER SHIFT  
MULTIPLE SHIFTS WITH 60 CHILDREN MAX PER SHIFT  
100\*60=6000 SF MINIMUM PLAY GROUND AREA  
PLAY GROUND PROVIDED: 10,300 SF

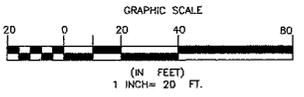
**INTERIOR FINISHING LOT LANDSCAPE (5% REQUIRED):**  
REQUIRED=522 SF  
PROVIDED=550 SF

1. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
2. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
3. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING, AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION A MINIMUM OF 30 DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAYMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
4. ADDITIONAL DITCH LININGS OR EROSION & SEDIMENT CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
5. OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.25" DEPTH. ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
6. ALL DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF TRANSPORTATION. PAVEMENT PATCHES FOR UTILITY SERVICE SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
7. ANY UTILITY POLES WITHIN THE DEDICATED RIGHT OF WAY AND/OR THE ROADSIDE CLEAR ZONE ARE TO BE RELOCATED AT THE EXPENSE OF THE APPLICATION.
8. PUBLIC WATER AND SEWER WILL BE PROVIDED.
9. THERE ARE NO FLOOD PLAIN OR RPA EXIST ON THIS PROPERTY.
10. THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING PLACE OF BURIAL ON THIS PROPERTY.
11. THERE ARE NO EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A WIDTH OF 25'-0" OR MORE NOR MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ON THIS PROPERTY.
12. EXISTING HOUSE TO BE DEMOLISHED.

LOT 96  
#8668 WOODLAWN CT  
PROPOSED FUTURE HOTEL

LOT 94A  
#8620 WOODLAWN CT

WOODLAWN COURT, VA RT. 778 (35,000 VPD)  
45.65' WIDE WIDTH



LEGEND	
⊙	TEST HOLE LOCATION
⊙	CLEAN OUT
⊙	EX. FIRE HYDRANT
⊙	EX. SPOT ELEVATION
⊙	EX. 2' CONTOURS
⊙	EX. TREE
⊙	PROP. CONTOUR
⊙	EX. EDGE OF PAVT
⊙	EX. CURB & OUTER
⊙	POWER POLE
⊙	SEMP PUMP CUTALL WITH SPLASH BLOCK
⊙	BUILDING RESTRICTION LINE
→	FLOW ARROW
⊙	CONSTRUCTION ENTRANCE (SPEC 3.02)
⊙	FOUNDATION DRAIN
⊙	PROP. SPOT ELEVATION
⊙	SILT FENCE (SPEC 3.05)
⊙	EX. 18" DIA. 1/4" WIRE SUPPORT
⊙	CHARGE DIVER
⊙	GAS LINE
⊙	DOWNHOLE COUNTERCHECK POINT WITH SPLASH BLOCK
⊙	WATER METER
⊙	WATER LINE
⊙	SEWER LINE AND CLEANOUT
⊙	TREE REMOVAL

**SDE, INC.**  
ENGINEERS · ARCHITECTS · LANDSCAPE ARCHITECTS · SURVEYORS  
7777 LEEBSBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

MORNING STAR CHILDREN'S DAY CARE  
8628 WOODLAWN COURT  
ALEXANDRIA VA. 22309  
MT VERNON DISTRICT FAIRFAX COUNTY

SPECIAL EXCEPTION PLAT



DESIGNED BY:  
SDE, INC.

DRAWN BY: R.I

CHECKED BY:  
HAMID T., PE

SCALE: 1"=20'

DATE: 06/10/2014

PROJECT/FILE #

SHEET NUMBER  
C1.0

**SDE, INC.**

ENGINEERS PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS SURVEYORS  
 7777 LEEBURG PIKE, SUITE 305N  
 FALLS CHURCH, VA 22043 PH: (703) 556-0800

MORNING STAR CHILDREN'S  
 DAY CARE

862B WOODLAWN COURT  
 ALEXANDRIA VA. 22309

MT VERNON DISTRICT FAIRFAX COUNTY

SPECIAL EXCEPTION  
 PLAT  
 OUTFALL AND SWM



DESIGNED BY:  
 SDE, INC.

DRAWN BY: R.I

CHECKED BY:  
 HAMID T., PE

SCALE: 1" = 20'

DATE: 06/10/2014

PROJECT/FILE #

SHEET NUMBER

C2.0

**OUTFALL NARRATIVE**

THIS SITE IS FOR CONSTRUCTION OF A DAY CARE ON A 1.0 ACRE OF LAND. ALMOST HALF OF THE SITE DRAINS AS SHEET FLOW TOWARDS EAST SIDE OF THE PROPERTY ON A PROPOSED POROUS PAVEMENT PARKING AREA. THE OTHER HALF OF THE SITE IS AT THE NORTH IS DIRECTED TO A PROPOSED RAINGARDEN. THERE ARE NO CONCENTRATED FLOWS CREATED WITH THIS DEVELOPMENT, AND THE OVERALL DRAINAGE PATTERN DOES NOT CHANGE FROM PRE-DEVELOPED TO POST-DEVELOPED CONDITIONS. THE OUTFALL AREA SHALL INCLUDE ALL LAND LOCATED BETWEEN THE POINT OF DISCHARGE FROM THE PROPERTY DOWN TO THE POINT WHERE THE DRAINAGE AREA OF THE RECEIVING WATERCOURSE EXCEEDS 100 TIMES THE AREA OF THAT PORTION OF THE PROPERTY THAT DRAINS TO IT.

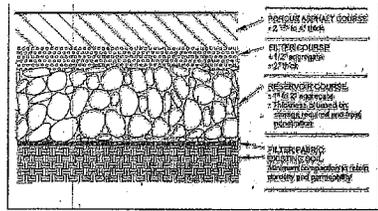
TOTAL SITE AREA = 1.00 ACRE 5F  
 EXISTING IMPERVIOUS AREA = 0.07 AC  
 (EXISTING HOUSE, DRIVEWAY, SIDEW)  
 PROPOSED IMPERVIOUS AREA = 0.51 AC  
 (PROPOSED BUILDING, PARKING AREA, SIDEWALK)  
 PRE DEVELOPED C FACTOR=0.39  
 Q2(PRE)= 1 x 0.39 x 5.45 = 2.13 CFS  
 Q1(PRE)= 1 x 0.39 x 7.27 = 2.84 CFS  
 POST DEVELOPED C FACTOR=0.63  
 Q2(POST)= 1 x 0.63 x 5.45 = 3.43 CFS  
 Q1(POST)= 1 x 0.63 x 7.27 = 4.56 CFS  
 INCREASED IN RUN OFF:  
 Q2= 2.43-2.13 = 1.3 CFS  
 Q1= 4.56-2.84 = 1.74 CFS

THE TOTAL RUNOFF DURING CONSTRUCTION FOR THIS SITE IS AS FOLLOWS (DISTURBED AREA ONLY)  
 Q(prep)=0.39 x 0.6 x 5.45= 1.29 CFS  
 Q(constr)=0.6 x 0.6 x 5.45= 1.93 CFS

SUPER-SILT FENCE ALONG THE PERIMETER OF THE DISTURBED AREA WILL CONTROL RUNOFF AND RELEASE TO A SHEET FLOW CONDITION. IN OUR OPINION SINCE THE WATER LEAVING THE CONSTRUCTION AREA IS IN SHEET FLOW CONDITION AT NON EROSION VELOCITY, THERE ARE NO ADVERSE IMPACTS TO THE DOWNSTREAM PROPERTIES DUE TO THIS DEVELOPMENT AND THE OUTFALL IS ADEQUATE.

**SWM AND BMP NARRATIVE**

DUE TO THE SITE CONSTRAINTS AND LACK OF EXISTING STORM CHANNEL OR OUTFALL PIPES IN THE VICINITY OF THIS SITE, A RAINGARDEN AND POROUS PAVEMENT PARKING AREA AS SHOWN ON THIS PLAN ARE PROPOSED TO MEET THE SWM AND BMP REQUIREMENTS. ALL THE BUILDING AREA AND ITS ROOF AS WELL AS THE PLAY AREA AT THE REAR OF THE BUILDING IS DIRECTED TO THE RAINGARDEN. THE REMAINING OF THE SITE IS DRAINING TO THE POROUS PAVEMENT AREA. A FULL DESIGN AND CALCULATION OF THE RAINGARDEN AND POROUS PAVEMENT IS INCLUDED ON SHEET 3.



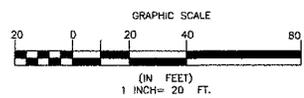
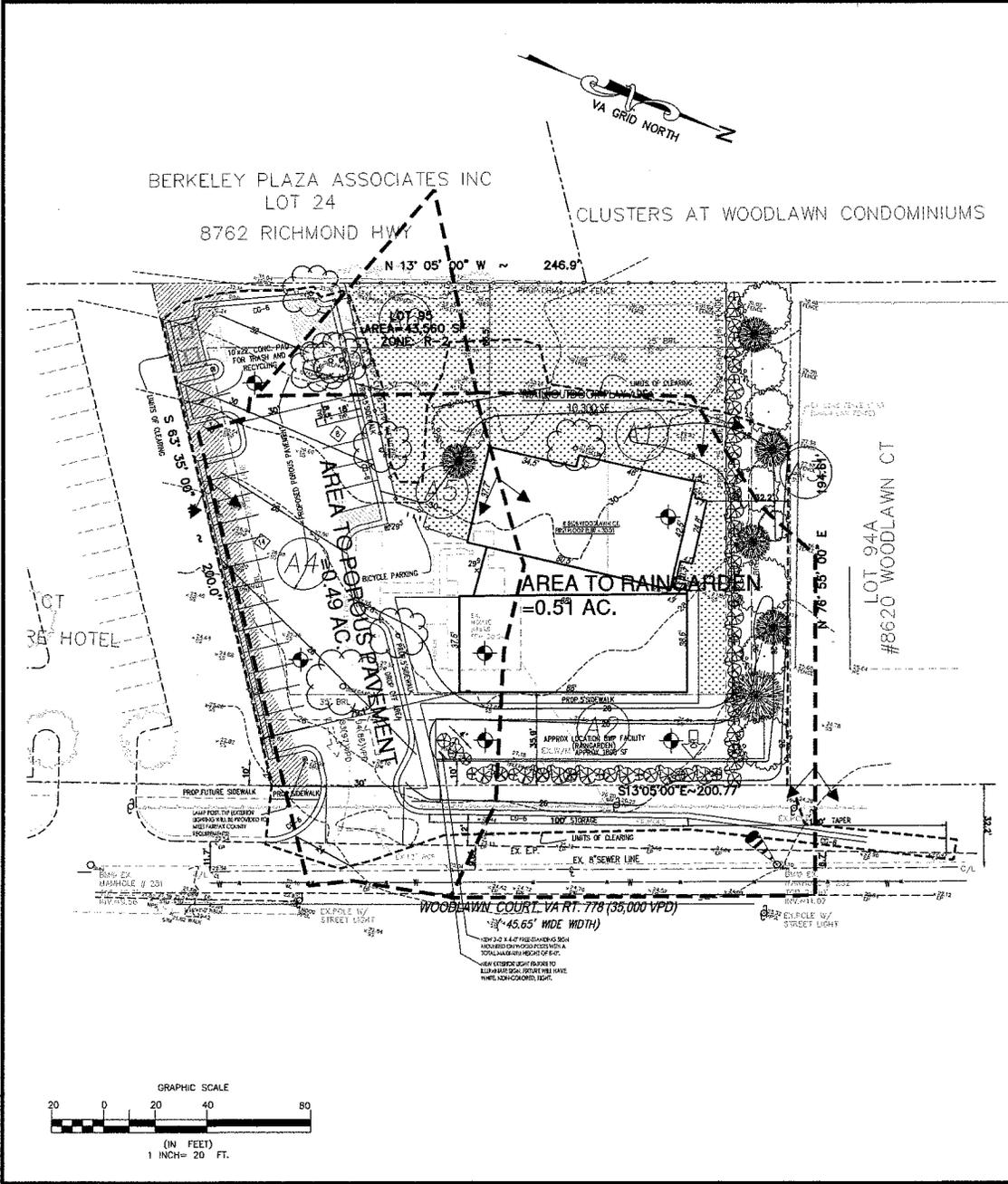
PROFILE OF ASPHALT POROUS PAVEMENT SECTION (N.T.S.)

**OVERLAND RELIEF**

100 YR OVERLAND RELIEF IS PROVIDED AT THE TOE OF THE RAINGARDEN AT ELEVATION 225.5 AS SHOWN ON THE PLAN WITH ARROW. NO OPENING AT THE BUILDING SHOULD BE BELOW THIS ELEVATION.

OR INDICATES OVERLAND RELIEF

SOIL BORING REQUIRED



BERKELEY PLAZA ASSOCIATES INC  
 LOT 24  
 8762 RICHMOND HWY

CLUSTERS AT WOODLAWN CONDOMINIUMS

N 13° 05' 00" W ~ 246.9'

LOT 95  
 AREA=43,960 SF  
 ZONE R-2

AREA TO POROUS PAVEMENT  
 =0.49 AC

AREA TO RAINGARDEN  
 =0.51 AC

LOT 94A  
 #8620 WOODLAWN CT

WOODLAWN COURT, VA RT-778 (35,000 VPD)  
 (45.65' WIDE WIDTH)

NEW 3.0 x 4.0 FT RECESSED SIGN MOUNTED ON PROPOSED POST WITH A TOTAL MOUNTING HEIGHT OF 6 FT. SIGN LETTERS TO BE 18" HIGH. SIGN TO BE 18" WIDE. SIGN TO BE 18" HIGH. SIGN TO BE 18" HIGH.

**NOTES:**

1. THE QUALITY AND NEAR APPROPRIATE STANDARDS MUST BE MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WITH THE COUNTY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE PERMIT.
2. THE MAINTENANCE SHALL BE PERFORMED DURING THE MAJOR PORTION OF THE YEAR.
3. THE MAINTENANCE SHALL BE PERFORMED AFTER ALL THE SITE WORK HAS BEEN COMPLETED AND FINAL STABILIZATION MEASURES HAVE BEEN IMPLEMENTED.
4. A DESIGN RATE OF 0.5 IN/HR IS ASSUMED FOR INFILTRATION.

**BIORETENTION BASIN (WITHOUT UNDER DRAINAGE SYSTEM)**

- DESIGN DATA TO BE PROVIDED BY THE CLIENT:**
- 1. TOTAL FLOWS (MGD) = 1.00 MGD
  - 2. SURFACE AREA OF FILTER (SQ. FT.) = 1,000 SQ. FT.
  - 3. DEPTH OF FILTER (IN) = 18 IN
  - 4. SURFACE AREA OF FILTER (SQ. FT.) = 1,000 SQ. FT.

**3. DRAIN THE BIORETENTION THE FILTER**

- ALLOWED REMOVAL RATE = 2.4 IN/HR (NO UNDERDRAINAGE IS PROVIDED)
- REQUIRED STORAGE VOLUME (MG) =  $1.00 \text{ MGD} \times 2.4 \text{ IN/HR} \times 1.000 \text{ SQ. FT.} \times 1.00 \text{ FT.} = 2.4 \text{ MG}$

**4. STORAGE VOLUME COMPUTATIONS**

- ALLOWED REMOVAL RATE = 2.4 IN/HR (NO UNDERDRAINAGE IS PROVIDED)
- REQUIRED STORAGE VOLUME (MG) =  $1.00 \text{ MGD} \times 2.4 \text{ IN/HR} \times 1.000 \text{ SQ. FT.} \times 1.00 \text{ FT.} = 2.4 \text{ MG}$

**5. TOTAL DRAINAGE TIME**

- TOTAL DRAINAGE TIME = 1.00 HRS (NO UNDERDRAINAGE IS PROVIDED)
- ALLOWED REMOVAL RATE = 2.4 IN/HR (NO UNDERDRAINAGE IS PROVIDED)

**6. SPILLWAY CALCULATIONS (100-YEAR OVERLAND RUNOFF)**

- LENGTH OF SPILLWAY = 100 FT
- WIDTH OF SPILLWAY = 10 FT
- HEIGHT OF SPILLWAY = 1 FT

**7. TREE AND SHRUBS CALCULATIONS**

- NUMBER OF TREES & SHRUBS = 20 (10 TREES AND SHRUBS PER 1000 SQ. FT. OF BASIN AREA)
- NUMBER OF TREES & SHRUBS = 20 (10 TREES AND SHRUBS PER 1000 SQ. FT. OF BASIN AREA)

**PLANT LIST**

Qty	Botanical Name	Common Name	Size	Type	Comments
45	Red Maple	Red Maple	3.00 FT. DBH	Tree	
10	Red Maple	Red Maple	1.00 FT. DBH	Tree	
10	Red Maple	Red Maple	0.50 FT. DBH	Tree	

**MAINTENANCE NOTE:**

THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS. THE USER SHALL MAINTAIN THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**1. LOW DRAINAGE TO THE BIORETENTION BASIN:** THE DESIGN OF THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**2. BIORETENTION BASIN:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**3. DRAIN THE BIORETENTION THE FILTER:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**4. STORAGE VOLUME COMPUTATIONS:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**5. TOTAL DRAINAGE TIME:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**6. SPILLWAY CALCULATIONS (100-YEAR OVERLAND RUNOFF):** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**7. TREE AND SHRUBS CALCULATIONS:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**PLANT LIST:** THE BIORETENTION BASIN SHALL BE DESIGNED TO RECEIVE THE FLOWS FROM THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**MAINTENANCE NOTE:** THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**MAINTENANCE SCHEDULE FOR BIORETENTION BASIN**

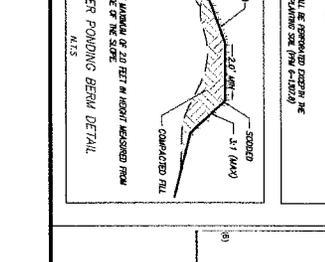
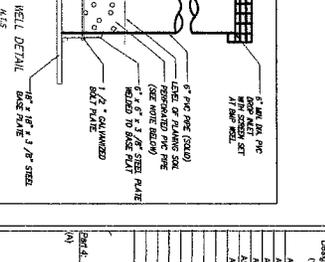
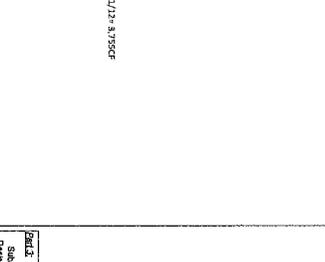
Item	Frequency	Method	Frequency	Method
1. Filter Media	Annually	Visual Inspection	Annually	Visual Inspection
2. Inlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
3. Outlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
4. Basin	Annually	Visual Inspection	Annually	Visual Inspection
5. Filter Media	Annually	Visual Inspection	Annually	Visual Inspection
6. Inlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
7. Outlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
8. Basin	Annually	Visual Inspection	Annually	Visual Inspection
9. Filter Media	Annually	Visual Inspection	Annually	Visual Inspection
10. Inlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
11. Outlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
12. Basin	Annually	Visual Inspection	Annually	Visual Inspection
13. Filter Media	Annually	Visual Inspection	Annually	Visual Inspection
14. Inlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
15. Outlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
16. Basin	Annually	Visual Inspection	Annually	Visual Inspection
17. Filter Media	Annually	Visual Inspection	Annually	Visual Inspection
18. Inlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
19. Outlet Structure	Annually	Visual Inspection	Annually	Visual Inspection
20. Basin	Annually	Visual Inspection	Annually	Visual Inspection

**POSONUS PAYMENT**

POSONUS PAYMENT = 1.00 HRS (NO UNDERDRAINAGE IS PROVIDED)

ALLOWED REMOVAL RATE = 2.4 IN/HR (NO UNDERDRAINAGE IS PROVIDED)

REQUIRED STORAGE VOLUME (MG) =  $1.00 \text{ MGD} \times 2.4 \text{ IN/HR} \times 1.000 \text{ SQ. FT.} \times 1.00 \text{ FT.} = 2.4 \text{ MG}$



**NOTE:** THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**BMP CALCULATIONS**

**I. WATERSHED INFORMATION**

Part I: Watershed Information	Part II: Watershed Characteristics	Part III: Phosphorus Removal - TSS-Correction Method
1. Watershed Area (Acres)	1.00	1.00
2. Watershed Slope (%)	1.00	1.00
3. Watershed Length (Feet)	1.00	1.00
4. Watershed Width (Feet)	1.00	1.00
5. Watershed Perimeter (Feet)	1.00	1.00
6. Watershed Area (Acres)	1.00	1.00
7. Watershed Slope (%)	1.00	1.00
8. Watershed Length (Feet)	1.00	1.00
9. Watershed Width (Feet)	1.00	1.00
10. Watershed Perimeter (Feet)	1.00	1.00
11. Watershed Area (Acres)	1.00	1.00
12. Watershed Slope (%)	1.00	1.00
13. Watershed Length (Feet)	1.00	1.00
14. Watershed Width (Feet)	1.00	1.00
15. Watershed Perimeter (Feet)	1.00	1.00
16. Watershed Area (Acres)	1.00	1.00
17. Watershed Slope (%)	1.00	1.00
18. Watershed Length (Feet)	1.00	1.00
19. Watershed Width (Feet)	1.00	1.00
20. Watershed Perimeter (Feet)	1.00	1.00

**III. PHOSPHORUS REMOVAL - TSS-CORRECTION METHOD**

Area of the Site	Area (Acres)	Product
1. Area of the Site	1.00	1.00
2. Area of the Site	1.00	1.00
3. Area of the Site	1.00	1.00
4. Area of the Site	1.00	1.00
5. Area of the Site	1.00	1.00
6. Area of the Site	1.00	1.00
7. Area of the Site	1.00	1.00
8. Area of the Site	1.00	1.00
9. Area of the Site	1.00	1.00
10. Area of the Site	1.00	1.00
11. Area of the Site	1.00	1.00
12. Area of the Site	1.00	1.00
13. Area of the Site	1.00	1.00
14. Area of the Site	1.00	1.00
15. Area of the Site	1.00	1.00
16. Area of the Site	1.00	1.00
17. Area of the Site	1.00	1.00
18. Area of the Site	1.00	1.00
19. Area of the Site	1.00	1.00
20. Area of the Site	1.00	1.00

**IV. DETAILED CALCULATIONS AND DISCUSSION**

Subarea	BMP Type	Runoff (1)	Area Ratio	Product
1. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
2. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
3. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
4. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
5. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
6. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
7. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
8. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
9. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
10. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
11. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
12. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
13. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
14. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
15. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
16. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
17. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
18. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
19. Subarea	BMP Type	Runoff (1)	Area Ratio	Product
20. Subarea	BMP Type	Runoff (1)	Area Ratio	Product

**DESIGNED BY:** SDE, INC.

**DRAWN BY:** B.H.

**CHECKED BY:** HAWD T. PE

**DATE:** 01/07/2014

**PROJECT/FILE #**

**SHEET NUMBER**

**C3 OF**

**MAINTENANCE NOTE:** THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**SDE, INC.**

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS

7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22043 PH: (703) 556-0800

**MORNING STAR CHILDREN'S DAY CARE**

8628 WOODLAWN COURT  
ALEXANDRIA VA 22309

MT VERNON DISTRICT FAIRFAX COUNTY

**SPECIAL EXCEPTION PLAT BMP CALCULATION**

DESIGNED BY: SDE, INC.

DRAWN BY: B.H.

CHECKED BY: HAWD T. PE

DATE: 01/07/2014

PROJECT/FILE #

SHEET NUMBER

C3 OF

**MAINTENANCE NOTE:** THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIORETENTION BASIN AND SHALL MAINTAIN THE PROPER FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.

**DESIGNED BY:** SDE, INC.

**DRAWN BY:** B.H.

**CHECKED BY:** HAWD T. PE

**DATE:** 01/07/2014

**PROJECT/FILE #**

**SHEET NUMBER**

**C3 OF**



W/ to Jo Ellen  
8/22/14

### SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

I, \_\_\_\_\_, 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

in Application No.(s): \_\_\_\_\_  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
ELIZABETH B. APPIAH	3349 BEECHCLIFF DR., ALEXANDRIA, VA 22306	OWNER
A. GENE EDGECOMBE	5579 HARRINGTON FALLS LN, SUITE 1055 ALEXANDRIA, VA 22312	DEVELOPMENT MANAGER

(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 AFFIDAVIT

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(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)

Morning Star Day Care  
3349 Beechcliff DR Alexandria, VA 22306

**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)

Elizabeth B. Appiah

(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 AFFIDAVIT

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(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)

N/A

(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**)

N/A

(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: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(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: FEB. 24, 2014 (enter date affidavit is notarized)

Application No.(s): (county-assigned application number(s), to be entered by County Staff)

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)

[X] Applicant

[X] Applicant's Authorized Agent

Elizabeth B. Appico ALBERT E. EDGEWORTH (type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24th day of Feb. 2014, in the State/Comm. of VIRGINIA, County/City of Fairfax.

My commission expires: JUNE 30, 2014



**Special Exception Attachment to Par. 1(a)**

DATE: FEB. 24, 2014  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
ELIZABETH B. APPIAH	3349 BEECHCLIFF DR., ALEXANDRIA, VA 22306	OWNER
A. GENE EDGECOMBE	5579 HARRINGTON FALLS LN., ALEXANDRIA, VA 22312	DEVELOPMENT MANAGER

(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 Attachment to Par. 1(b)

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

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

Morning Star Day Care  
3349 Beechcliff Dr, Alexandria, VA 22306

**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)

Elizabeth B. Appiah

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

Morning Star Day Care  
3349 Beechcliff Dr, Alexandria, VA 22306

**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)

Elizabeth B. Appiah

(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(c)**

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

N/A

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

**NAMES AND TITLES 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 further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 2**

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

(check if applicable)

- There are more financial interests in the subject land to be listed and Par. 2 is continued further on a "Special Exception Attachment to Par. 2" form.

**Special Exception Attachment to Par. 3**

DATE: FEB. 24, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

(check if applicable)

There are more disclosures to the listed for Par. 3, and Par. 3 is continued further on a "Special Exception Attachment to Par. 3" form.