



APPLICANT ACCEPTED: April 16, 2008  
MOVED AT APPLICANT'S REQUEST  
BOARD OF ZONING APPEALS: October 21, 2008  
TIME: 9:00 AM

## County of Fairfax, Virginia

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October 14, 2008

### STAFF REPORT ADDENDUM

### SPECIAL PERMIT APPLICATION SPA 90-M-036-2

### MASON DISTRICT

#### BACKGROUND

SPA 90-M-036-2 was accepted on April 16, 2008, to amend a previously approved church with a child care center and private school of general education to permit an increase in land area, a building addition, site modifications and an increase in enrollment for the child care center. The existing church building, which is 11,316 sq. ft. in size and has 232 seats will not increase in size. The church building and associated parking are located on Lot 112. The applicant proposes to add Lot 6, which contains a dwelling (2,700 sq. ft. in size) located at 3494 Paul Street, adjacent to the existing church property, as a parsonage for the associate pastor. Additionally, the applicant proposes the construction of a new building for the child care center to be constructed on Lot 22 across Hoffmans Lane from the existing church. The applicant proposes to enlarge the enrollment of the child care center and school to a total of 150 children, 125 for the child care center on the new site and 25 for the school on the present church site. The public hearing was originally scheduled on July 15, 2008, however the hearing was moved to September when it was discovered that the address given for the proposed parsonage was incorrect and the public hearing had to be re-advertised. The public hearing was subsequently moved to October 21, 2008, at the applicant's request to allow time for the applicant to address issues raised in the staff report.

As outlined in the original staff report dated July 8, 2008, staff recommended denial of the application. This recommendation was based on comprehensive plan language that states that infill development in this area "should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan." The Policy Plan states that "Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods."

Staff believes that a child care center at the proposed intensity of 125 students, directly adjacent to single family detached dwellings should have full screening provided, required parking provided on-site and some sound attenuation, which the application did not originally provide. By locating the child care center on Lot 22, it intrudes into the existing neighborhood in an area where at least one new house has been constructed. Additionally, the Environmental and Urban Forrest Management Analyses state that there is desirable mature vegetation that should be preserved on the site. Under the plan originally submitted by the applicant there was no opportunity to do so. Any

preserved vegetation help to meet screening requirements and serve to help the use better integrate into existing single family neighborhood.

Staff believed that the level of expansion was too intense and was not accommodated on the site as proposed and therefore was not in conformance with the specific plan language for this area or with the policy plan as stated in the staff report. Staff requested that the applicant either reduce the size of the proposed building to reduce the intensity of the use, provide full transitional screening to adjacent properties or consolidate adjacent parcels to provide a more suitable land area to accommodate the development. It was suggested that a more suitable and logical location for the expansion was parcel 110 and/or parcel 114, which are located adjacent to the church to the east and northeast. The applicant indicated that they have sought in the past to acquire parcel 110 but have been unsuccessful in doing so. In addition, the church use has minimal parking provided on site, currently only meeting zoning ordinance requirements. Construction of the child care center would add eight new parking spaces and an overall parking reduction would still be required. A development condition was included in the staff report stating that there could not be any use of the child care center on Sundays or concurrent with any other church services. This should ensure adequate parking for both uses.

## **DISCUSSION**

On September 24, 2008, the applicant submitted a revised statement and revised special permit plat. The revised plat depicts several significant changes on Lot 22, the site of the proposed child care center.

First, the building for the child care center has been redesigned so that full transitional screening is now provided along the southwestern and northwestern lot lines adjacent to the closest single family properties;

Second, a brick wall is now provided around the perimeter of the playground;

Third, several existing trees, the most significant a 24 inch oak, are shown to be preserved along the southwestern lot line; and,

Fourth, landscaping has been added along the northeastern lot line.

These changes serve to address staff's concerns about the intensity of the proposal and intrusion into the surrounding neighborhood. The provision of full transitional screening, coupled with the preservation of several significant trees, provides a better buffer for the surrounding single family homes. Additionally, the brick wall around the play area will provide noise attenuation when the children are playing outside. Though full transitional screening has not been provided along the northeastern lot line, vegetation has been added to that area. The closest single family dwelling is across Moncure Avenue, not directly adjacent to the center. The addition of vegetation will increase screening of the building and cars in the parking lot. Providing vegetation along that lot line is a challenge because of existing easements. All available area is now shown to be planted.

## **CONCLUSIONS**

Staff believes that the changes to the application as outlined above address issues

noted in the original staff report. The issues of intensity and compatibility with the surrounding residential neighborhood have been addressed. The provision of full transitional screening along the southwestern and northwestern lot lines; the additional vegetation provided along the northeastern lot line; the preservation of trees along the southwestern lot line; and, the provision of a brick wall around the playground. Staff concludes that the subject application is now in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance requirements.

In addition to staff's issues, several neighbors expressed concerns about the parsonage being used as an office for the assistant pastor. The applicant has clarified the request and states that the use proposed is for a dwelling and a home office for the assistant pastor and not for use as an office related to the church or for counseling. The applicant has indicated that the gate between the church and the dwelling on Lot 6 will be kept closed except when in use by the assistant pastor. Neighbors have indicated that the open gate is used as a cut-through by people living outside the neighborhood to access surrounding shopping areas. A development condition has been added requiring that the gate be locked with access only provided for the assistant pastor and his family.

## **RECOMMENDATIONS**

Staff recommends approval of the subject special permit amendment application with adoption of the Revised Proposed Development Conditions included as Attachment 1.

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

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification Addendum
3. Revised Special Permit Plat

**REVISED PROPOSED DEVELOPMENT CONDITIONS****October 14, 2008**

If it is the intent of the Board of Zoning Appeals to approve SPA 90-M-036-2 located at Tax Map 61-4 ((1)) 112; 61-4 ((30)) 22 and 61-4 ((39)) 6 for a church with child care center and private school of general education to permit increase in land area, building addition, site modifications and an increase in enrollment pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. Edits have been marked through and/or highlighted.

1. This approval is granted to the applicants only, Crossroads Baptist Church, and is not transferable without further action of this Board, and is for the locations, 3494 Paul Street, 3538 Moncure Avenue and 5811 Hoffmans Lane, indicated on the application and is not transferable to other land.\*
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Huntley, Nyce and Associates, Ltd. dated October 30, 2007 revised through ~~February 28~~, **September 24**, 2008 and approved with this application, as qualified by these development conditions.\*
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) 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.\*
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.\*
5. Upon obtaining a Non-RUP for the Child Care Center building on Lot 22, the total maximum daily enrollment for the child care center and private school of general education shall be ~~99~~ 150 children, 25 of which will be students of the private school of general education, as qualified by Condition Number 7.
6. The maximum number of seats in the church shall not exceed 232, as qualified by Condition 7. \*
7. If a shared parking agreement or parking reduction is approved by the Department of Public Works and Environmental Services (DPWES) the number

of parking spaces provided shall be 64 73. All parking shall be on site as shown on the special permit plat. If a shared parking agreement or parking reduction is not approved by DPWES, the number of seats in the sanctuary and/or the number of students in the child care center/school must be reduced to correspond to a number that can be supported by the parking spaces provided on site as determined by DPWES. No buses shall be parked or stored on the site.\*

8. The hours of operation for the child care center shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday. The hours of operation for the private school of general education shall be limited to 8:30 a.m. to 3:30 p.m., Monday through Friday.\*
9. Until such time as a Non-RUP for the new child care center on Lot 22 is issued, the maximum number of children permitted in the outdoor recreational area at anyone time shall be thirty (30). The outdoor recreational area of 9,000 square feet as shown on the special permit plat shall be provided. This area shall be enclosed with a six (6) foot high solid board on board fence on the southeastern side of the playground. The portable fence with a minimum of three (3) feet high shall be utilized any time children are present in the play area. This fence shall not block any accessible parking spaces or ramps. In addition to the play area outlined above, the applicant shall use the additional play areas as outlined in their statement of justification. These play areas shall consist of the three (3) playgrounds located on the Oakview Garden Apartment property and the Bailey's Crossroads Recreation Center. If the play areas at the Oakview Garden Apartments and/or the Recreation Center are not available, than the child care center and school use shall be null and void.

Following issuance of a Non-RUP for the child care center on Lot 22, the only recreation area in use shall be the first floor level recreation space as shown on the approved special permit amendment plat.

10. All existing vegetation around the periphery of the site of the existing church on Lot 112, shall be maintained and supplemented as deemed necessary by the Urban Forest Management Branch to provide screening to adjacent residential properties. This landscaping shall be deemed to satisfy the transitional screening requirements along the property lines on Lot 112. Dead or dying plant material shall be replaced to maintain the transitional screening. The foundation plantings around the structure which are designed to soften the visual appearance of the structure shall be maintained and any dead or dying planting shall be replaced with Dogwoods, Silverbells, Magnolias and Crab apple to the satisfaction of the Urban Forest Management Branch.\*
11. Barrier F (brick wall) shall be provided along a portion of the northern lot line and a board-on-board fence shall be provided along a portion of the northern lot line, the eastern lot line and a portion of the southern lot line as depicted on the plat.

The barrier requirement shall be waived along the rest of the lot lines of the existing church on Lot 112.\*

12. All outdoor lighting fixtures used to illuminate the parking area shall not exceed 12 feet in height and shall be of such design and so located and oriented as not to produce glare or cause illumination in excess of 0.5 foot candles on the adjacent existing residential uses. No outdoor area shall be lighted at any time other than when necessary due to evening functions or other special events. Any new proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Any new outdoor lighting fixtures shall not exceed twelve (12) feet in height, measured from the ground to the highest point of the fixture, shall be of low intensity design and shall utilize full cut-off fixtures which focus directly on the subject property.\*
13. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance.\*
14. Stormwater detention shall be provided as determined as necessary by the Department of Public Works and Environmental Services (DPWES). If underground detention is used, the tanks shall be locked and secured such that children in the area are unable to enter the detention facility.\*
15. Prior to site plan approval, detailed plant schedule with specifications for all landscape plantings shall be provided to the satisfaction of Urban Forest Management, DPWES. In order to contribute to maintaining water quality and providing native plant material for wildlife, native shrubs and groundcover shall be provided around the buildings and along portions of the parking lot as determined by DPWES.
16. ~~Additional plantings/~~ **Full transitional screening shall be provided along the southwestern and northwestern lot lines on Lot 22. Number, size and variety of the plant material shall be determined in consultation with** ~~necessary by~~ Urban Forest Management (UFM), DPWES.
17. Interior Parking lot landscaping shall be provided and maintained in accordance with Article 13.
18. **A tree preservation plan shall be submitted to Urban Forest Management for review and approval at the time of site plan review. This plan shall designate the limits of clearing to preserve the trees shown to be saved along the southwestern lot line of Lot 22 as determined feasible by UFM. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester and representatives of the applicant and the construction site superintendent responsible for the on-site construction activities. The purpose of this**

**meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and erosion and sedimentation controls to be implemented during construction.**

19. Prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES that adequate outfall can and shall be provided in accordance with the PFM.
20. ~~The mid-block pedestrian crossing shall be relocated to the intersection of Moncure Avenue and Hoffmans Lane with sidewalks/stripped walkways connecting the church to the relocated crosswalk.~~
21. There shall be no use of the child care center on Sundays or concurrent with any other church services are held.
22. Prior to site plan approval, a car pool plan for transportation of children to/from the child care and school shall be submit to and approved by the Department of Transportation.
23. **The gate located in the wall between Lot 112 (the church) and Lot 6 (the parsonage) shall be locked except when in use by the pastor/assistant pastor and related family.**

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

## SPECIAL PERMIT STATEMENT ADDENDUM

This Addendum to the Special Permit Statement addresses concerns that the County staff had in regard to our original application.

Crossroads Baptist Church has submitted new plans to address the concerns on screening and landscaping issues.

There is no new construction on either the church property or the parsonage property and we are not asking to any modifications on the parsonage property and are only asking to keep the same modifications which were already approved on the church property. The Church has modified the building and plans for the child care center so that modifications on screening are not needed on the North and West sides of the property and the full 25-foot screening area will be provided. The only modification requested is on the East side of the property which abuts Moncure Avenue and they are requesting that the 25-foot transitional screening area be reduced to 10 feet as the property has two front yards and this side fronts on Moncure Avenue. The church is providing additional landscape screening in the front yard on the South side of the building along Hoffmans Lane, even though none is required as this lot line is common with the existing church lot. Additional landscaping has been added to the child care center property in the screening areas on the North, West and East sides of the property. The underground storm water retention area has been redesigned to allow additional transitional screening area

and landscaping on the East side of the property fronting on Moncure Avenue. The stairway to the outside from the second floor has been relocated and redesigned to allow the 25-foot transitional screening area on the West side of the building. A brick wall will be provided on the North side of the playground area to help with noise abatement. The brick wall on the West side of the building will also help with noise abatement from the playground. In addition, we have relocated the crosswalk to the intersection of Hoffmans Lane and Moncure Avenue. We have also adjusted the limits of clearing on the East side of the child care center property to keep the oak and several cherry trees in that location.

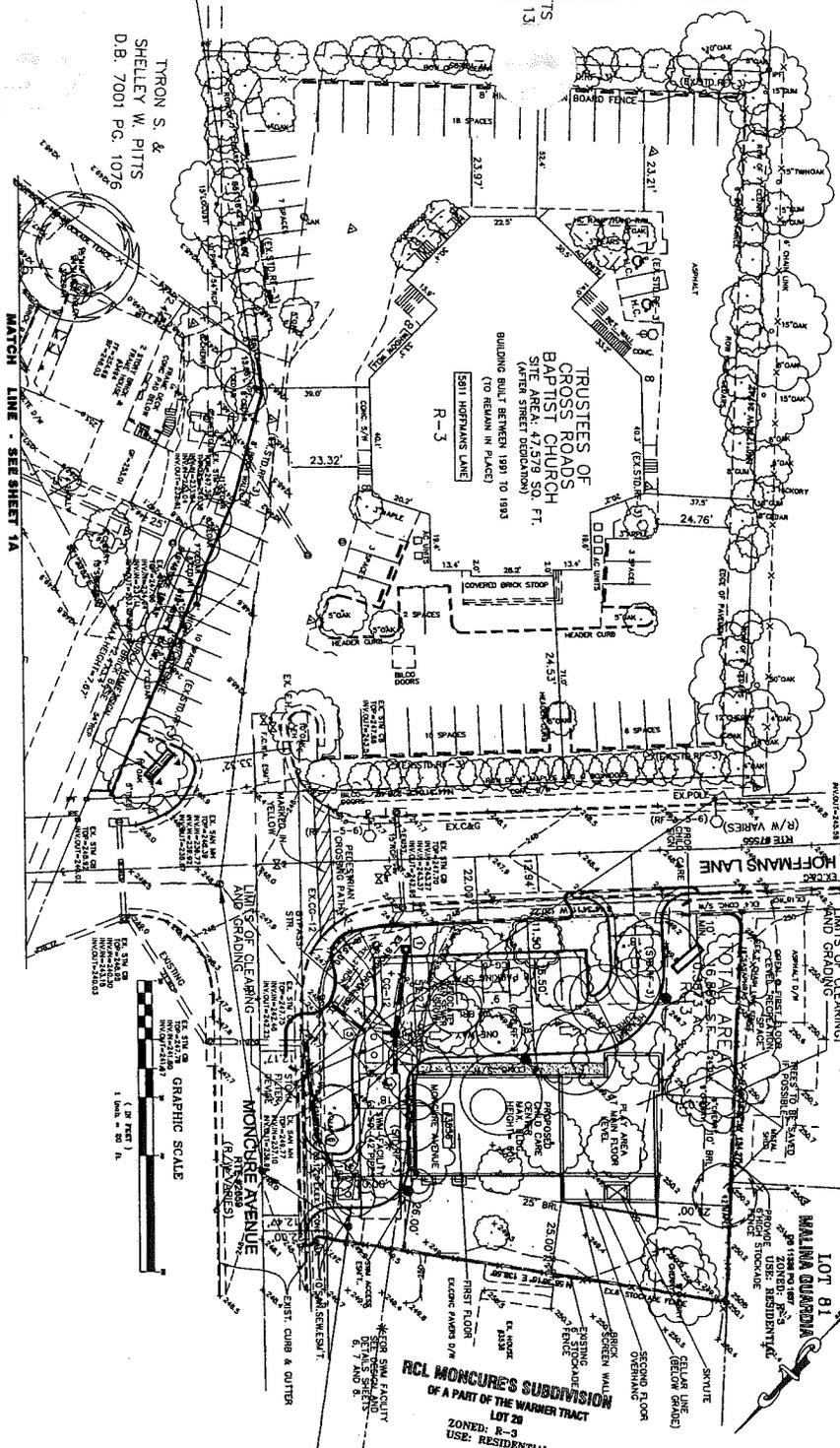
Crossroads Baptist Church also wants to make it clear that the property on Paul Street will only be used as a parsonage and there will be no day care center activities and church activities on that property.

The Church agrees that there will be no Sunday usage of the child care facility for child care activities and that the child care facility will continue to encourage their families to use carpools as they have done in the past.

  
Arlene L. Pripeton, Attorney/Agent for  
Crossroads Baptist Church

OAKVIEW GARDENS  
LIMITED PARTNERSHIP  
D.B. 5339 PG. 441

LOT 82  
JOAN P. HUNTER  
ZONING: R-3  
USER: RESIDENTIAL



**NOTES:**  
THE PROPERTY LOCATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP # 061-4-000-022, 061-4-011, 061-4-300-006 AND IS ZONED R-3.  
VACANT LAND AND RESERVE.  
THE FOLLOWING REQUIREMENTS FOR A SPECIAL PERMIT AMENDMENT FOR SECTION 8-011 PARAGRAPH 1, 2 AND 3.  
THE AMENDMENT IS TO ALLOW THE CONSTRUCTION OF 1 CHILD CARE CENTER.  
A. BOUNDARIES OF THE PROPERTY WITH HEAVY AND DISTANCES SHOWN HEREON.  
B. TOTAL AREA OF SITE IS 1.745 ACRES.  
C. SCALE AND NORTH ARROW SHOWN HEREON.  
D. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DIMENSIONS AND DIMENSIONS TO LOT LINES SHOWN HEREON.  
E. PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON WITH THE RIGHT-OF-WAY CENTERLINE TO BE LOCATED AS SHOWN HEREON.  
F. PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON WITH THE RIGHT-OF-WAY CENTERLINE TO BE LOCATED AS SHOWN HEREON.  
G. PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON WITH THE RIGHT-OF-WAY CENTERLINE TO BE LOCATED AS SHOWN HEREON.  
H. SEE SITE TABULATIONS, NOTES AND CALCULATIONS ARE SHOWN HEREON.  
I. STORMWATER MANAGEMENT FACILITY AND COMPUTATIONS ARE SHOWN HEREON.  
J. THE DATE OF THIS PLAN IS WEDNESDAY, APRIL 11, 2007.  
K. WITH 1 FOOT CONTIGUOUS INTERVALS, NO TITLE REPORT FURNISHED.  
L. SEE LANDSCAPE SHEET FOR DETAILS OF LANDSCAPING, EXISTING VEGETATION, AND PROPOSED LANDSCAPING AND DESIGN.

**ARCHITECT:**  
ROBSON ENGINE ARCHITECTS, INC.  
14800 BROAD BLVD., SUITE 203  
FAIRFAX, VIRGINIA, 22031  
PHONE: 703-445-8972

**ATTORNEY FOR APPLICANT:**  
FAIRFAX TITING PREPSTON, P.C.  
10106 MAIN STREET  
FAIRFAX, VIRGINIA, 22031  
PHONE: 703-445-8958

**SHEET INDEX:**  
1. SPECIAL PERMIT AMENDMENT PLAN  
2. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
3. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
4. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
5. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
6. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
7. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
8. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
9. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS  
10. SPECIAL PERMIT AMENDMENT PLAN - SITE CALCULATIONS

**APPLICANT:**  
TRUSTEES OF CROSS ROADS BAPTIST CHURCH  
8811 HOFFMANS LANE  
FAIRFAX, VIRGINIA, 22031  
PHONE: 703-445-0020

**REQUIREMENTS PER SEC. 8-011 PAR. 1, 2 & 3 FAIRFAX COUNTY ZONING ORDINANCE**

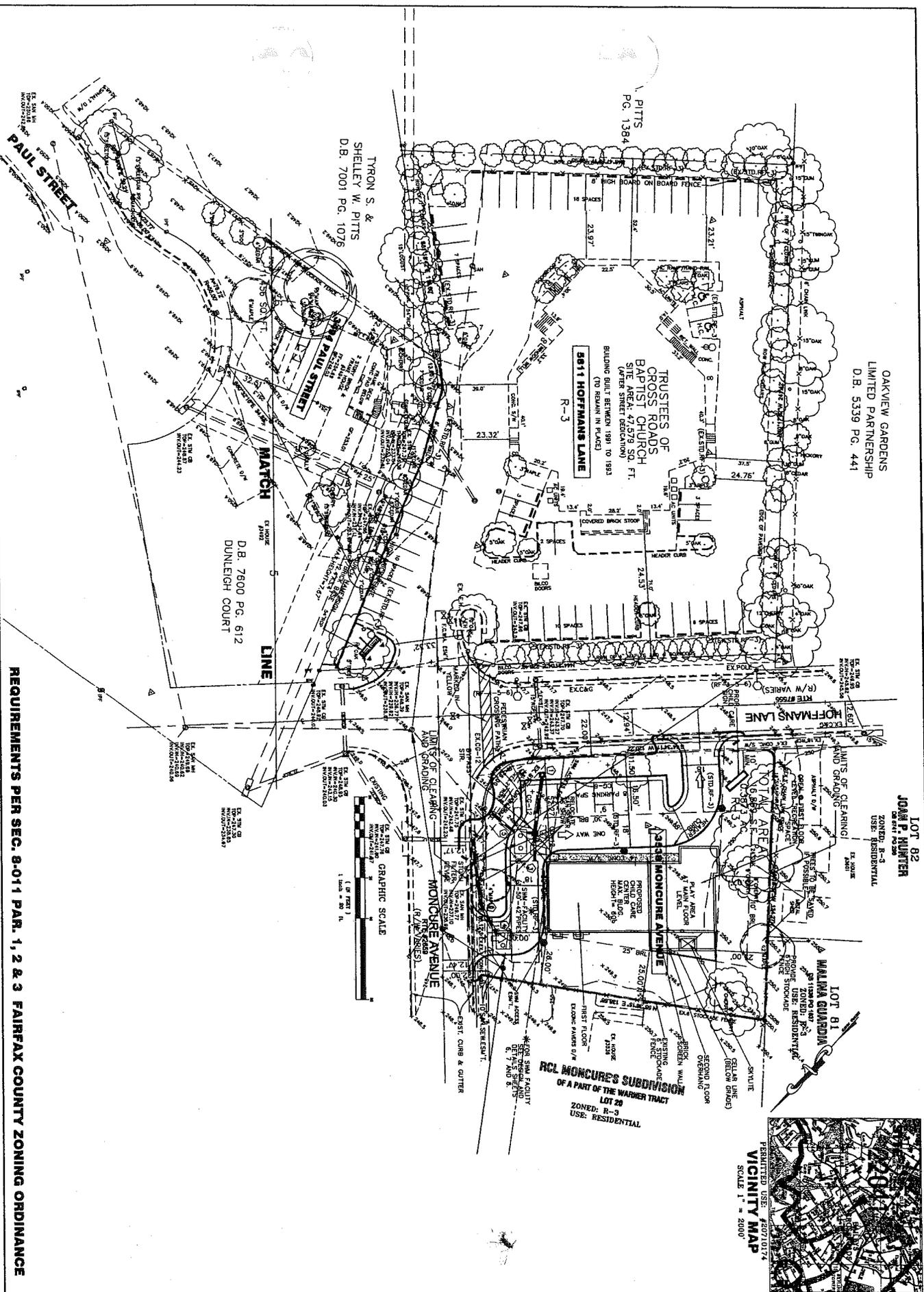
SITE TABULATION:	
8811 HOFFMANS LANE CHURCH OF CHRIST TOTAL SITE AREA - 41,297 SF GROSS FLOOR AREA - 1,992 SQ. FT. F.A.R. PROVIDED - 0.05 ZONING - R-3 F.A.R. ALLOWABLE - 0.125 REQUIREMENTS	1538 WYONCKE AVENUE CHILD CARE AND FAMILY SERVICE TOTAL SITE AREA - 16,889 SF GROSS FLOOR AREA - 4,112 SF F.A.R. PROVIDED - 0.24 ZONING - R-3 F.A.R. ALLOWABLE - 0.125 REQUIREMENTS
1847 PAUL STREET - DONOR COUNTY LOT 6 OWNER: CROSSROADS BAPTIST CHURCH TOTAL SITE AREA - 14,900 SQ. FT. (0.34 AC) F.A.R. PROVIDED - 0.337 F.A.R. ALLOWABLE - 0.125 USE: RESIDENTIAL (SINGLE-FAMILY DWELLING)	REAR-COURT YARD BY A 33' ANGLE OF BUILDING SETBACK FROM THE REAR YARD LINE SHALL BE NOT LESS THAN 10 FEET.
10106 MAIN STREET - DONOR COUNTY LOT 6 OWNER: CROSSROADS BAPTIST CHURCH TOTAL SITE AREA - 14,900 SQ. FT. (0.34 AC) F.A.R. PROVIDED - 0.337 F.A.R. ALLOWABLE - 0.125 USE: RESIDENTIAL (SINGLE-FAMILY DWELLING)	REAR-COURT YARD BY A 33' ANGLE OF BUILDING SETBACK FROM THE REAR YARD LINE SHALL BE NOT LESS THAN 10 FEET.
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**CROSS ROAD CHILD CARE CENTER**  
LOT 22  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA  
SPECIAL PERMIT AMENDMENT PLAN - SPA 2007-0420



**Huntley, Nyce & Associates, Ltd.**  
SURVEYING - CIVIL ENGINEERING - LAND PLANNING  
CHAUNTELLY OFFICE:  
14428 ALBEMARLE POINT PLACE, SUITE 100  
CHAUNTELLY, VIRGINIA 20151  
TEL: 703-535-5200 FAX: 703-535-8999  
www.hnyc.com

SCALE: 1" = 20'
DATE: 10-26-2007
REVISIONS:
07-24-2007
1 OF 10
PL-3851



**REQUIREMENTS PER SEC. 8-011 PAR. 1, 2 & 3 FAIRFAX COUNTY ZONING ORDINANCE**

OAKVIEW GARDENS  
 LIMITED PARTNERSHIP  
 D.B. 5339 PG. 441

**LOT 82**  
**JOAN P. HUNTER**  
 ZONED: R-3  
 USE: RESIDENTIAL

**LOT 81**  
**MALINA GUARDIA**  
 ZONED: R-3  
 USE: RESIDENTIAL

TRUSTEES OF  
 CROSS ROADS  
 BAPTIST CHURCH  
 SITE AREA: 47,579 SQ. FT.  
 (AFTER STREET DEDICATION)  
 (TO REMAIN IN PLACE)  
**8811 HOFFMANS LANE**  
 R-3

**RCL MONCURE'S SUBDIVISION**  
**OF A PART OF THE WARNER TRACT**  
**LOT 22**  
 ZONED: R-3  
 USE: RESIDENTIAL



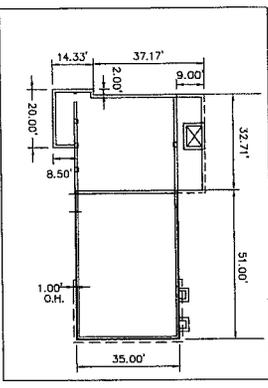
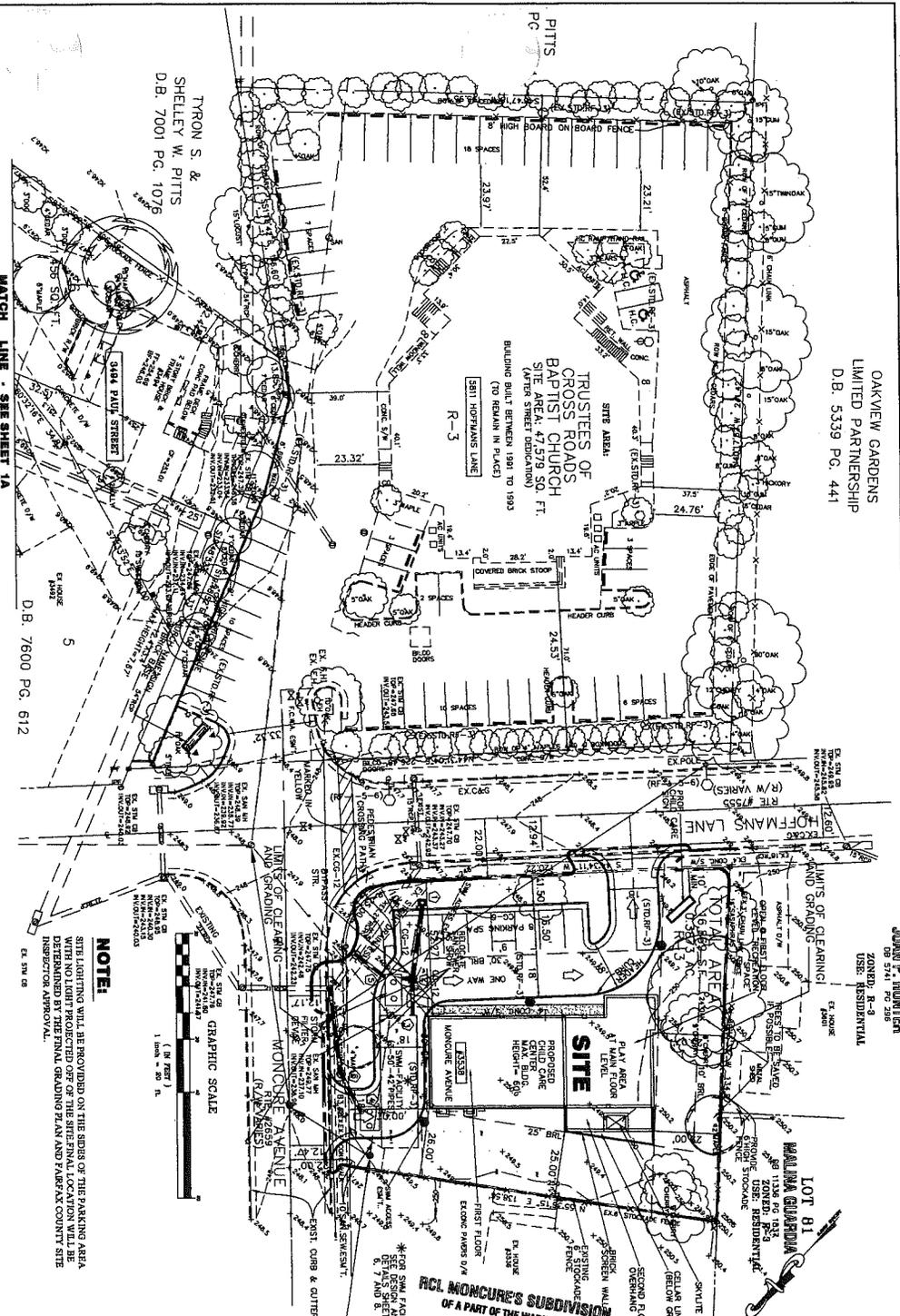
**CROSS ROAD CHILD CARE CENTER**  
 LOT 22  
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA  
**OVERALL PLAN**  
 SPECIAL PERMIT AMENDMENT PLAN - SPA 2007-0420



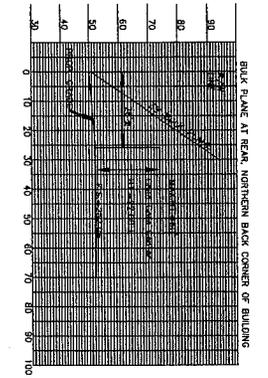
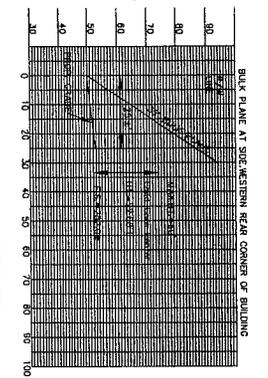
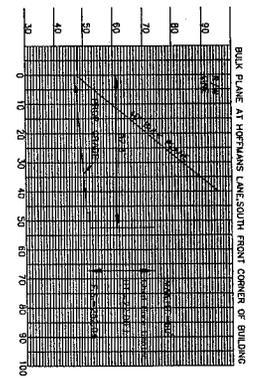
**Huntley, Nyce & Associates, Ltd.**  
 SURVEYING - CIVIL ENGINEERING - LAND PLANNING  
 CHANTILLY OFFICE:  
 14428 ALDERMARLE POINT PLACE, SUITE 120  
 CHANTILLY, VIRGINIA 20151  
 TEL: (703) 750-3496, FAX: (703) 774-5809  
 www.hnyce.com  
 OTHER OFFICES:  
 Arlington, Va., Chappaqua, Va., Leesville, Va., Manassas, Va.

SCALE:	1" = 20'
DATE:	10-20-2007
REVISIONS:	
09-27-2007	
SHEET:	A OF 10
PROJECT:	2007-0420
PL:	PL-3851

OAKVIEW GARDENS  
LIMITED PARTNERSHIP  
D.B. 5339 PG. 441

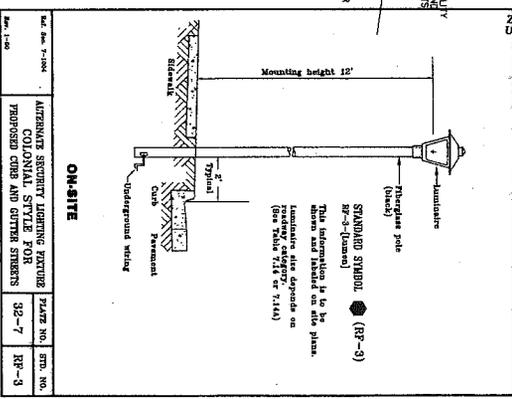


**BUILDING DIMENSIONS**  
(SCALE: 1"=20')



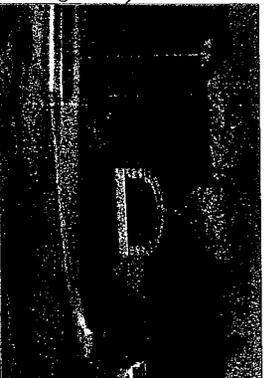
**ANGLE OF BULK PLANE**  
(SCALE: 1"=20')

**NOTE:**  
SITE LIGHTING WILL BE PROVIDED ON THE SIDES OF THE PARKING AREA WITH NO LIGHT PROJECTED OFF OF THE SITE. FINAL LOCATION WILL BE DETERMINED BY THE FINAL GRADING PLAN AND FAIRFAX COUNTY SITE INSPECTOR APPROVAL.



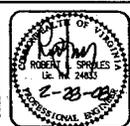
**EXISTING CHURCH SIGN**  
(SIMILAR SIGN WILL BE PROVIDED FOR THE CHILD CARE FACILITY)

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**



SCALE	1" = 20'
DATE	10-30-2007
REVISIONS	
NO.	DESCRIPTION
01	PL-9851
02	PL-9851
03	PL-9851
04	PL-9851
05	PL-9851
06	PL-9851
07	PL-9851
08	PL-9851
09	PL-9851
10	PL-9851

**CROSS ROAD CHILD CARE CENTER**  
LOT 22  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA  
SPECIAL PERMIT AMENDMENT-BULK PLANE EXHIBIT-DETAILS



**Huntley, Nyce & Associates, Ltd.**  
SURVEYING - CIVIL ENGINEERING - LAND PLANNING

CHAUNTELLY OFFICE:  
1408 ALBEMARLE POINT PLACE, SUITE 130  
CHAUNTELLY, VIRGINIA 20151  
TEL: 703-750-2490, FAX: 703-776-8909  
www.hnnyce.com

OTHER OFFICES:  
Arlington Va. • Chantilly Va. • Alexandria Va. • Winchester Va.





**TRANSITIONAL SCREENING**

NORTHWEST SIDE TRANSITIONAL SCREENING TYPE I REQUIRED  
(APPROX. LENGTH OF TRANSITIONAL SCREEN 130 LF)  
ONE LARGE EVERGREEN/10 LINEAR FEET  
ONE MEDIUM EVERGREEN/5 LINEAR FEET  
REQUIRED:

- 13 LARGE EVERGREENS
- 26 MEDIUM EVERGREENS

ROUNDED  
18 LARGE EVERGREENS  
11 MEDIUM EVERGREENS

REQUIRED:  
11 LARGE EVERGREENS  
22 MEDIUM EVERGREENS

ROUNDED  
13 LARGE EVERGREENS  
9 MEDIUM EVERGREENS  
BARRIER REQUIREMENTS ARE TO BE MET WITH A 6" HIGH BOARD ON BOARD FENCE FOR THE NW AND NE SIDES

**INTERIOR PARKING LOT LANDSCAPING**

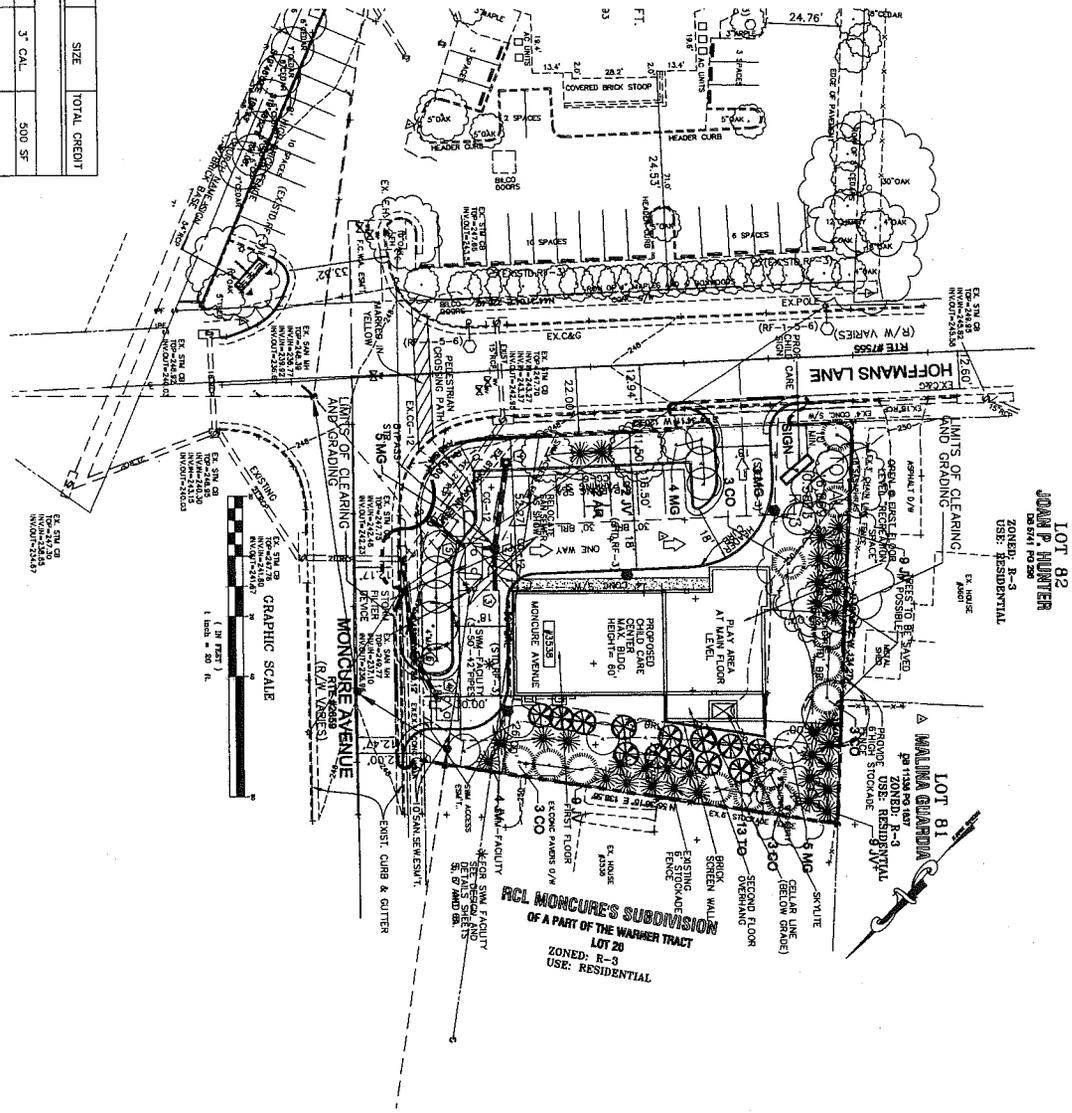
PER 12-0703.1 INTERIOR LOT PARKING LANDSCAPING IS REQUIRED FOR ALL PARKING LOTS WITH 20 OR MORE SPACES. THEREFORE, CALCULATIONS DO NOT APPLY TO THIS SITE.

**TREE COVER CALCULATIONS**

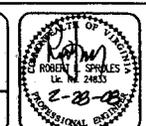
ZONING CATEGORY: R-3  
GROSS SITE AREA.....0.38726 AC. OR 16,859 SF  
BUILDING FOOTPRINT.....1,157 SF  
ADJUSTED SITE AREA.....13,712 SF  
MULTIPLY PERCENT REQUIRED.....20%  
REQUIRED TREE COVER.....2,742 SF  
PROVIDED TREE COVER.....5,275 SF  
PERCENT OF TREE COVER PROVIDED.....38%

**LANDSCAPE SCHEDULE**

KEY	QUANTITY	% OF SPECIES	BOTANICAL NAME	COMMON NAME	REMARKS	CREDIT	SIZE	TOTAL CREDIT
CANDOPY	2	3%	Acer rubrum	Red Maple	B & B	250 SF	3" CAL.	500 SF
EVERGREEN								
CO	13	17.5%	Chamaecyparis obtusa 'Gordolii'	Slender Hinoki False Cypress	B & B	100 SF	8"-10" HT.	650 SF
JV	29	39%	Juniperus virginiana	Eastern Red Cedar	B & B	75 SF	6"-8" HT.	1,450 SF
MG	17	23%	Magnolia grandiflora	Magnolia "Little Gem"	B & B	100 SF	6"-8" HT.	1,700 SF
TO	13	17.5%	Thuja occidentalis 'nigra'	American Arborvitae	B & B	75 SF	6"-8" HT.	975 SF
TOTAL	74	100%						5,275 SF

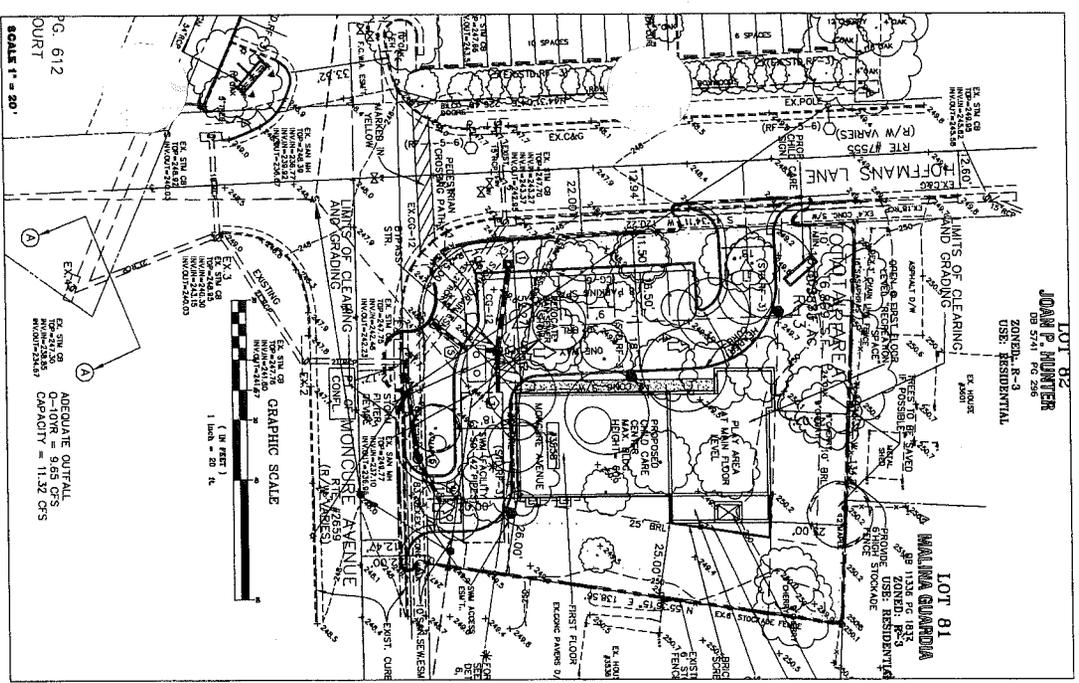


**CROSS ROAD CHILD CARE CENTER**  
LOT 22  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA  
**LANDSCAPE PLAN**



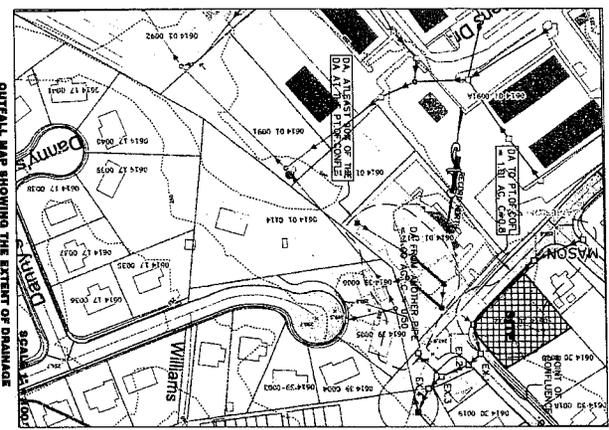
**Huntley, Nyce & Associates, Ltd.**  
SURVEYING - CIVIL ENGINEERING - LAND PLANNING  
CHANTILLY OFFICE:  
14428 ALDERBROOK FOREST PLACE, SUITE 120  
CHANTILLY, VIRGINIA 20151  
TEL: 703-750-3400, FAX: 703-778-5899  
www.huntleynyce.com  
OTHER OFFICES:  
Arlington Va., College Park, Virginia, Leesville, Maryland, NY

DATE: 10-30-2007  
REVISIONS:  
5 OF 10  
SHEET: P.3851



EX STORM SEWER DESIGN COMPUTATIONS

NO.	TYPE	LENGTH	INVERT	OUTLET	DIAM.	VELOCITY	TIME	REMARKS
1	18"	100	1.00	1.00	18"	1.50	0.00	FROM CURB TO MANHOLE
2	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
3	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
4	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
5	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
6	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
7	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
8	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
9	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE
10	18"	100	1.00	1.00	18"	1.50	0.00	FROM MANHOLE TO MANHOLE



**OUTFALL NARRATIVE**

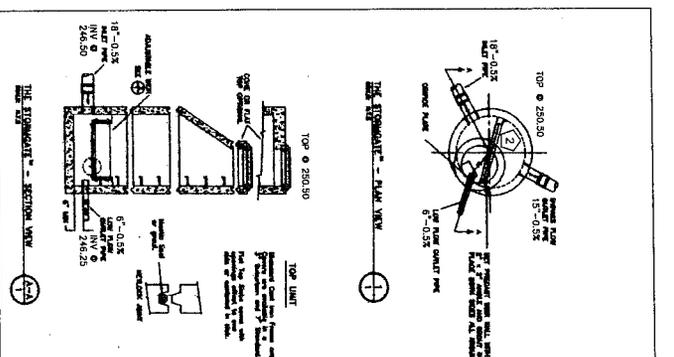
THE CROSS ROAD CHILD CARE CENTER IS 0.29 AC SITE (TAX MAP # 001-4-30-00-0002) LOCATED IN MASON DISTRICT, FAIRFAX COUNTY, VA. THE SITE IS WITHIN THE COMBINATION OF THE MASON AND LONG BRANCH CREEK SUBWATERSHEDS. THE SITE IS LOCATED IN AN URBAN ENVIRONMENT AND IS SURROUNDED BY EXISTING STORM DRAINAGE SYSTEMS. THE PROPOSED CHILD CARE CENTER WILL INCREASE THE IMPERVIOUS AREA OF THE SITE FROM 9,500 SF TO APPROXIMATELY 13,000 SF. THE RESULTANT INCREASE IN RUNOFF WILL BE SUBJECT TO QUALITY AND QUANTITY CONTROL THROUGH STRUCTURAL MEASURES.

THE RUNOFF FROM ROOF TOPS AND OTHER IMPERVIOUS AREAS IS COLLECTED VIA THE PROPOSED STORM WATER COLLECTION SYSTEM AND IS CONVEYED INTO AN UNDERGROUND DETENTION TANK. THE DETENTION TANK WILL BE CONTROLLED FOR THE 24 HR. AND 24 HR. STORMS TO THE PRE-EXISTING DETENTION TANK. THE DETENTION TANK WILL BE CONTROLLED FOR THE 24 HR. AND 24 HR. STORMS TO THE PRE-EXISTING DETENTION TANK. THE DETENTION TANK WILL BE CONTROLLED FOR THE 24 HR. AND 24 HR. STORMS TO THE PRE-EXISTING DETENTION TANK.

COMPLIANCE WITH LETTER TO INDUSTRY # 84-64

THE DESIGNER OF THIS SITE DOES NOT CREATE ANY ADVERSE IMPACT ON THE COMBINATION OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA OF AT LEAST 50% OF THE DRAINAGE AREA AT THE POINT OF CONJUNCTION.

THE SITE COMPLIES WITH PDM #6000.24. THE POINT OF CONJUNCTION IS STRUCTURE # 2 WITH A DRAINAGE AREA OF APPROXIMATELY 1.01 AC. FOLLOWING DOWNSTREAM TO STRUCTURE # 2 WITH A DRAINAGE AREA OF APPROXIMATELY 1.01 AC. FOLLOWING DOWNSTREAM TO STRUCTURE # 2 WITH A DRAINAGE AREA OF APPROXIMATELY 1.01 AC. FOLLOWING DOWNSTREAM TO STRUCTURE # 2 WITH A DRAINAGE AREA OF APPROXIMATELY 1.01 AC.



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE DURING CONSTRUCTION TO PREVENT WATER ACCUMULATION ON THE SITE.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT CONDITIONS THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES THAT ARE EXPOSED OR DAMAGED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES THAT ARE EXPOSED OR DAMAGED DURING CONSTRUCTION.

**SPECIFICATIONS**

1. THE STORMWATER COLLECTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

2. THE STORMWATER COLLECTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

3. THE STORMWATER COLLECTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

4. THE STORMWATER COLLECTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

5. THE STORMWATER COLLECTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SCALE: AS SHOWN

DATE: 10-30-2007

REVISIONS:

01-24-2008

DESIGN: CDS

CHECK: CDS

SHEET: 6 OF 10

PL-3851

**CROSS ROAD CHILD CARE CENTER**

LOT 22

MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

**DRAINAGE ANALYSIS & OUTFALL NARRATIVE**



**Huntley, Nyce & Associates, Ltd.**

SURVEYING - CIVIL ENGINEERING - LAND PLANNING

CHANTILLY OFFICE:

14128 ALBEMARLE POINT PLACE, SUITE 120

CHANTILLY, VIRGINIA 20151

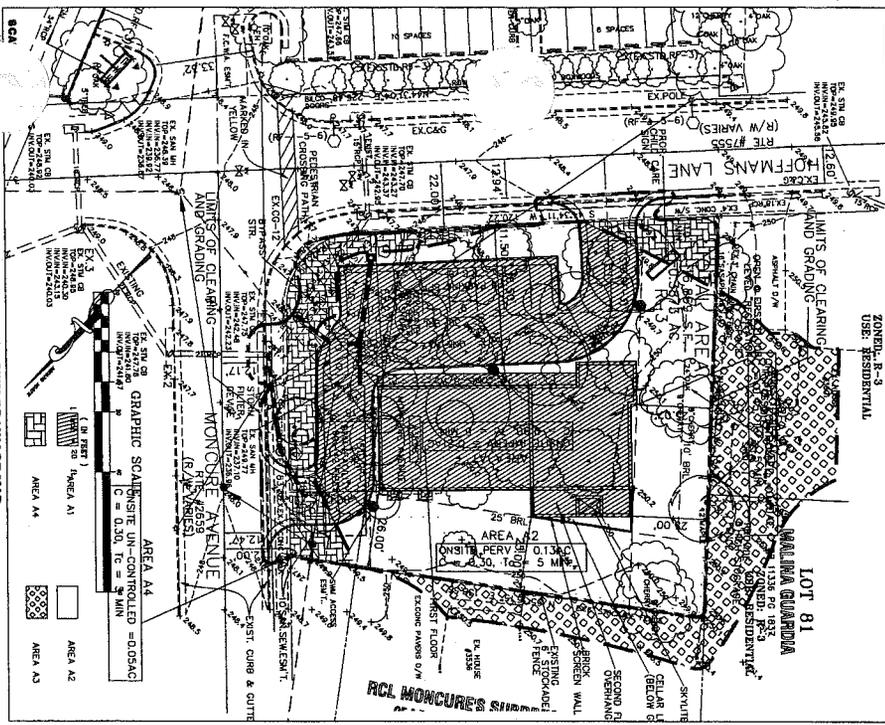
TEL: 703-750-3400, FAX: 703-776-8809

www.hnynyc.com

OTHER OFFICES:

Adelphi Va., Chappo Va., Leesville Va., Metairie La.

LOT 82  
 JOAN P. HUNTER  
 ZONING: R-3  
 USE: RESIDENTIAL



**EXISTING CONDITIONS**

TOTAL SITE AREA = 0.39 AC  
 C10 = 0.31; C2 = 0.08  
 I-10 = 7.27' HRL; I-2 = 5.46' HRL

**PROPOSED CONDITIONS**

TOTAL SITE AREA = 0.39 AC  
 IWP AREA (A1) = 0.21 AC, ON-SITE PERVA AREA CONTROLLED (A2) = 0.13 AC  
 OFF-SITE PERVA AREA CONTROLLED (A3) = 0.06 AC  
 I-10 = 7.27' HRL; I-2 = 5.46' HRL

**DISCHARGE COMPS**

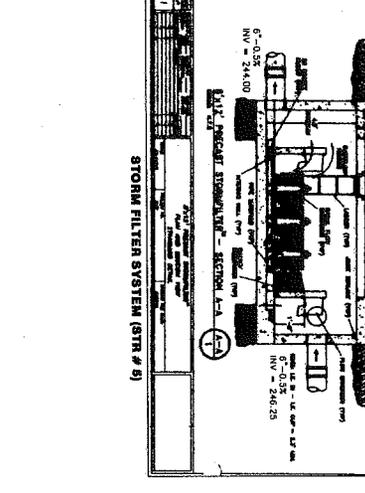
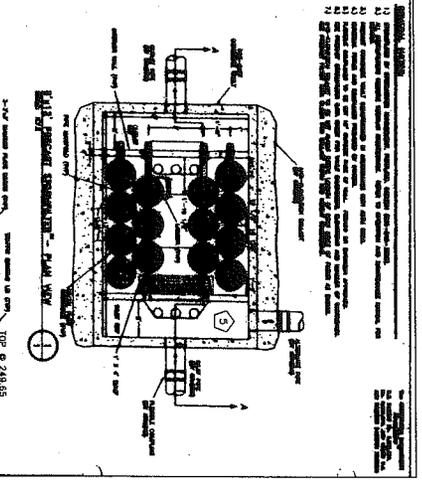
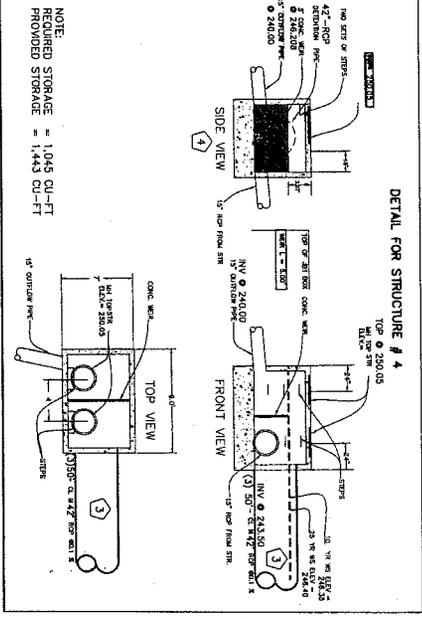
Q = 0.11, Q2 = 0.05, Q3 = 0.02, Q4 = 0.01, Q5 = 0.01, Q6 = 0.01, Q7 = 0.01, Q8 = 0.01, Q9 = 0.01, Q10 = 0.01, Q11 = 0.01, Q12 = 0.01, Q13 = 0.01, Q14 = 0.01, Q15 = 0.01, Q16 = 0.01, Q17 = 0.01, Q18 = 0.01, Q19 = 0.01, Q20 = 0.01, Q21 = 0.01, Q22 = 0.01, Q23 = 0.01, Q24 = 0.01, Q25 = 0.01, Q26 = 0.01, Q27 = 0.01, Q28 = 0.01, Q29 = 0.01, Q30 = 0.01, Q31 = 0.01, Q32 = 0.01, Q33 = 0.01, Q34 = 0.01, Q35 = 0.01, Q36 = 0.01, Q37 = 0.01, Q38 = 0.01, Q39 = 0.01, Q40 = 0.01, Q41 = 0.01, Q42 = 0.01, Q43 = 0.01, Q44 = 0.01, Q45 = 0.01, Q46 = 0.01, Q47 = 0.01, Q48 = 0.01, Q49 = 0.01, Q50 = 0.01, Q51 = 0.01, Q52 = 0.01, Q53 = 0.01, Q54 = 0.01, Q55 = 0.01, Q56 = 0.01, Q57 = 0.01, Q58 = 0.01, Q59 = 0.01, Q60 = 0.01, Q61 = 0.01, Q62 = 0.01, Q63 = 0.01, Q64 = 0.01, Q65 = 0.01, Q66 = 0.01, Q67 = 0.01, Q68 = 0.01, Q69 = 0.01, Q70 = 0.01, Q71 = 0.01, Q72 = 0.01, Q73 = 0.01, Q74 = 0.01, Q75 = 0.01, Q76 = 0.01, Q77 = 0.01, Q78 = 0.01, Q79 = 0.01, Q80 = 0.01, Q81 = 0.01, Q82 = 0.01, Q83 = 0.01, Q84 = 0.01, Q85 = 0.01, Q86 = 0.01, Q87 = 0.01, Q88 = 0.01, Q89 = 0.01, Q90 = 0.01, Q91 = 0.01, Q92 = 0.01, Q93 = 0.01, Q94 = 0.01, Q95 = 0.01, Q96 = 0.01, Q97 = 0.01, Q98 = 0.01, Q99 = 0.01, Q100 = 0.01

**TARGET PEAK TO BE ACHIEVED IN DETENTION POOL**

TOTAL DRAINAGE AREA TO DETENTION POOL = 0.48 AC  
 IWP AREA (A1) = 0.21 AC, ON-SITE PERVA AREA CONTROLLED (A2) = 0.13 AC  
 OFF-SITE PERVA AREA CONTROLLED (A3) = 0.06 AC  
 I-10 = 7.27' HRL; I-2 = 5.46' HRL

**TARGET RATES**

Q = 0.11, Q2 = 0.05, Q3 = 0.02, Q4 = 0.01, Q5 = 0.01, Q6 = 0.01, Q7 = 0.01, Q8 = 0.01, Q9 = 0.01, Q10 = 0.01, Q11 = 0.01, Q12 = 0.01, Q13 = 0.01, Q14 = 0.01, Q15 = 0.01, Q16 = 0.01, Q17 = 0.01, Q18 = 0.01, Q19 = 0.01, Q20 = 0.01, Q21 = 0.01, Q22 = 0.01, Q23 = 0.01, Q24 = 0.01, Q25 = 0.01, Q26 = 0.01, Q27 = 0.01, Q28 = 0.01, Q29 = 0.01, Q30 = 0.01, Q31 = 0.01, Q32 = 0.01, Q33 = 0.01, Q34 = 0.01, Q35 = 0.01, Q36 = 0.01, Q37 = 0.01, Q38 = 0.01, Q39 = 0.01, Q40 = 0.01, Q41 = 0.01, Q42 = 0.01, Q43 = 0.01, Q44 = 0.01, Q45 = 0.01, Q46 = 0.01, Q47 = 0.01, Q48 = 0.01, Q49 = 0.01, Q50 = 0.01, Q51 = 0.01, Q52 = 0.01, Q53 = 0.01, Q54 = 0.01, Q55 = 0.01, Q56 = 0.01, Q57 = 0.01, Q58 = 0.01, Q59 = 0.01, Q60 = 0.01, Q61 = 0.01, Q62 = 0.01, Q63 = 0.01, Q64 = 0.01, Q65 = 0.01, Q66 = 0.01, Q67 = 0.01, Q68 = 0.01, Q69 = 0.01, Q70 = 0.01, Q71 = 0.01, Q72 = 0.01, Q73 = 0.01, Q74 = 0.01, Q75 = 0.01, Q76 = 0.01, Q77 = 0.01, Q78 = 0.01, Q79 = 0.01, Q80 = 0.01, Q81 = 0.01, Q82 = 0.01, Q83 = 0.01, Q84 = 0.01, Q85 = 0.01, Q86 = 0.01, Q87 = 0.01, Q88 = 0.01, Q89 = 0.01, Q90 = 0.01, Q91 = 0.01, Q92 = 0.01, Q93 = 0.01, Q94 = 0.01, Q95 = 0.01, Q96 = 0.01, Q97 = 0.01, Q98 = 0.01, Q99 = 0.01, Q100 = 0.01



**BMP Facility Design Calculations**

Final Peak CROSS ROAD CHILD CARE CENTER 0.48 AC @ 26-07  
 From Watershed - 3511  
 Stormwater Management  
 Stormwater Filter Device will be utilized to provide water quality (WQ) THE PROPOSED BMP FACILITY WILL PROVIDE AT LEAST 50% STORAGE.

Subarea Designation and Description	Area (Ac)	Runoff Coefficient (C)	Runoff (CU-FT)	Peak Flow (CFS)
UNCONTROLLED (A1)	0.13	0.21	0.13	0.13
PERVA AREA CONTROLLED (A2)	0.21	0.05	0.05	0.05
OFF-SITE PERVA AREA CONTROLLED (A3)	0.06	0.05	0.06	0.06
UNCONTROLLED (A4)	0.06	0.21	0.06	0.06
<b>TOTAL</b>	<b>0.46</b>	<b>0.13</b>	<b>0.26</b>	<b>0.26</b>

Subarea Designation	Area (Ac)	Runoff Coefficient (C)	Runoff (CU-FT)	Peak Flow (CFS)
(A1) UNCONTROLLED	0.13	0.21	0.13	0.13
(A2) PERVA AREA CONTROLLED	0.21	0.05	0.05	0.05
(A3) OFF-SITE PERVA AREA CONTROLLED	0.06	0.05	0.06	0.06
(A4) UNCONTROLLED	0.06	0.21	0.06	0.06
<b>TOTAL</b>	<b>0.46</b>	<b>0.13</b>	<b>0.26</b>	<b>0.26</b>

**APPENDIX 4d - CALCULATIONS WORKSHEET**

1. Runoff Coefficient (C) values for each subarea are based on the National Engineering Handbook, Table 10.2.1.

2. Runoff (CU-FT) values are based on the National Engineering Handbook, Table 10.2.1.

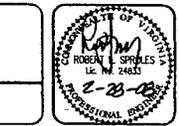
3. Peak Flow (CFS) values are based on the National Engineering Handbook, Table 10.2.1.

4. Total Runoff (CU-FT) = 0.26

5. Total Peak Flow (CFS) = 0.26

**CROSS ROAD CHILD CARE CENTER**  
 LOT 22  
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

**DETENTION FACILITY & BMP CALCULATIONS**



**Huntley, Nyce & Associates, Ltd.**  
 SURVEYING - CIVIL ENGINEERING - LAND PLANNING

CHANTLETTY OFFICE:  
 14428 ALBEMARLE POINT PLACE, SUITE 120  
 CHANTLETTY, VIRGINIA 20151  
 TEL: 703-754-7900 FAX: 703-754-7999  
 www.hnny.com

OTHER OFFICES:  
 Atlanta Va., College Va., Leesburg Va., Manassas Va.

SCALE	1" = 20'
DATE	10-30-2007
REVISIONS	08-24-2008
DESIGNER	7 OF 10
CHECKER	
DATE	PL-3851





