



APPLICATION ACCEPTED: October 20, 2014
PLANNING COMMISSION: April 16, 2015
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

September 9, 2015

STAFF REPORT ADDENDUM #2

SE 2014-PR-067

PROVIDENCE DISTRICT

APPLICANT: Konstantin E. Panov

ZONING: R-2

PARCEL(S): 48-3 ((19)) 0001

SQUARE FOOTAGE: 18,679 SF

FLOOR AREA RATIO: 0.07

PLAN MAP: Residential; 2-3 du/ac

SE CATEGORY: Category 3: Child Care Center

PROPOSAL: To permit a child care center for up to 15 children.

STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2014-PR-067 and any associated waivers or modifications.

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

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

Suzanne Wright

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



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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND AND DESCRIPTION OF THE APPLICATION

As detailed in the staff report published on April 1, 2015 and the staff report addendum published on June 17, 2015, this application proposes to convert a single-family detached dwelling at 9653 Blake Lane to a child care center. The proposed number of students was first proposed at 25, but the most recent SE Plat and Statement of Justification included here propose a maximum enrollment of 15 children aged between 1.5 and 5 years. Currently, the dwelling is being used as a home child care facility. According to the statement of justification attached here, The Butterfly Effect, Inc., has been educating and caring for children since 2003 and currently runs a school facility in Reston, known as the Russian Kids House. The website for Russian Kids House (www.russiankidshouse.com) identifies the subject site as its "Fairfax campus."

This proposal seeks to establish the commercial use child care center use within the existing structure. There continues to be no residential element of the current proposal. The hours of operation are proposed to be between 7:30 am and 7:00 pm with up to three employees. Staff notes that the ratio of students to teachers, which is provided in the revised statement of justification, would need to meet all state guidelines; however, it also appears that the ratio is larger than advertised on the website for the existing school which states that the ratio of children to teachers would be 1:5. The state ratio is determined by the age of the students, and the applicant has broken down the age as follows:

Attending students will be grouped into two classes with the following age composition/numbers:

- 1. 7 students from 18 months to 3 years old; and*
- 2. 8 students aged from 3.5 to 5 years;*

The applicant states that these numbers comply with the minimum teacher/students ratio in the age group of between 16 months and 2 years being 1 teacher for 5 students; the minimum teacher/students ratio in the age group of between 2 and 3 years old being 1 teacher for 8 students and 10:1 ratio for the age group from 3 to 5 years old as per Standards for Licensed Child Day Centers (22 VAC 40-185-350). It is difficult to determine the compliance since the teachers/students are not broken down the same way here as in the Code. If approved, a development condition could be imposed requiring continued compliance with all state regulatory codes.

In the original staff report, published on April 1, 2015, staff recommended denial of the application based on the application's failure to satisfy Special Exception standards and Comprehensive Plan guidance on location of child care facilities. Specifically, the site's unusual shape, size, topography and house location dictated poor access from Blake Lane and the proposed landscaping did not meet ordinance requirements for transitional screening. In addition, staff was concerned that further parking changes would disturb more area on the site and trigger stormwater management requirements. At the public hearing held on April 15, 2015, the decision was deferred in order for the applicant to attempt to redesign the site in order to address these concerns. The staff report

addendum noted that the issues previously discussed were still not adequately addressed and continued to recommend denial.

DISCUSSION

Since the publication of first staff report addendum, the applicant has submitted a revised statement of justification dated June 24, 2105; and a revised SE Plat dated August 10, 2015. The SE Plat shows a revised parking area with four (4) head-in parking to the south of the structure and a handicapped parking space adjacent to a shaded area for pick-up and drop-offs near the entrance to the site. In addition to the changes to the parking, the applicant has, again, reduced the maximum enrollment from 20 to 15, with a maximum staff number of 3. The applicant has also eliminated the option for parking offsite, instead providing 5 spaces for the use.

The schedule of arrivals and departures is described in the statement:

Arrival

7:30 – 8:30 am	2 teachers and 4 students (early bird group)
8:30 - 9:30 am	6 students
9:30 – 10:30 am	5 students

Departure

4:30 – 5:00 pm	4 students
5:00 - 6:00 pm	7 students
6:00 – 7:00 pm	4 students and 2 teachers

Staff continues to focus on the operations of the facility on its site. Staff notes that the underlying issue of a commercial (and more intense) use on this residential parcel remains unchanged from the original staff report and public hearing. The application does now meet the width requirements of the transitional screening along the southern boundary, although the exact mix of vegetation has not been specified. In addition, there is also a proposed bioretention ditch in the transitional screening area. The application will still require a modification of the transitional screening along Blake Lane, and staff notes that the design of the site could mitigate potential impacts along that boundary.

However, the constrained size and topography of the site still presents concerns. The application now shows a proposed bioretention ditch to treat all necessary stormwater impacts, but information such as the water quality compliance, detention or the minimum stormwater information checklist was not provided. As such, staff does not find that the stormwater has been adequately considered here.

The parking and access from Blake Lane (which remains unchanged in all the proposals) are still problematic. As discussed previously in the staff report and first addendum, there

is simply not enough throat length at the entrance for drop off or parking, and is emblematic of the issues surrounding fitting this use on a site originally designed to accommodate a single family home. The parking space length dimension at 16.6 feet long represent the shortest length possible per the Public Facilities Manual (PFM) and the handicapped parking space as a parallel space is not ideal for practical use. In summary, staff believes the site is too small and that, with such a small triangular site, the intensification cannot be supported.

Given the foregoing, staff continues to recommend denial of this application noting that safe access and stormwater treatment measures have not been demonstrated and that the site specifics here suggest the use is too intense to be compatible.

Recommendation

Staff recommends denial of SE 2014-PR-067.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, 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 this 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 Supervisors.

ATTAC MENTS

1. Revised Statement of Justification
2. Revised SE Plat
3. Revised Urban Forestry Analysis
4. Revised Transportation Analysis

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

June 24, 2015

**SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION
for the proposed Day Care Center at
9653 Blake Lane, Fairfax, VA 22031
(modified from the October 10, 2014 and June 1, 2015)**

We, Alla Davidova and Konstantin Panov, jointly own a single-family detached house at 9653 Blake Lane, Fairfax, Virginia, 22031 and hereby request that approval be granted to operate a child daycare center in that property. The subject property is zoned R-2, located in the Providence District on Tax Map No. 048 3 19 Parcel 1 and is composed of 18,679 sq.ft of land. Per Article 9 Part 3 Section 9-300, the proposed project is a special exception in this location. The requested capacity of the day care center is **15 children aged between 2 and 5 years old.**

Currently, there is a child care facility operated by a Lessee, Ms. Nassiba Ishchanova, on the premises of the above property. This daycare center is licensed by the State of Virginia to have 7 students. The daycare operated by Ms. Ishchanova, is affiliated with the Co-Applicant company, The Butterfly Effect, Inc. (a Nonprofit Organization), and will be merged into the proposed center, if approval is granted.

A. Type of proposed operation: This application is submitted for the daycare center, which will have the focus on multilingual programs for relevant age group students. The major type of educational programs that we specialize in and plan to develop in this facility, is early child development with intensive courses in Math, History, Geography, Natural Sciences combined with multilingual education. The latter is viewed as our particular focus and strength. The Co-Applicant, The Butterfly Effect, Inc., has been in the business of educating and caring for children since 2003 and presently runs programs in a school facility located in Reston. The experience gained by this company and successful application of the main concept, i.e. early development methods combined with multilingual approach, lead to impressive results in knowledge levels of our students. The need for these services is demonstrated by the number of existing patrons and a current waiting list for the admission of additional participants into daycare, exceeding 10 children. The proposed project will allow access for all students on the waiting list plus additional future applicants.

B. Hours of operation: The child care will be open from 7:30 AM to 7:00 PM, Monday through Friday.

C. Estimated number of students: we apply for the maximum attendance number of 15 students to be educated in this location.

D. Proposed number of employees/teachers/assistants: there will 2 teachers in the school on a full-time basis, providing core supervision and tutoring during the day. One assistant teacher will be working on a part-time basis, arriving to the school at 12:00 pm and providing assistance to teaching staff until 4:00 pm, thus not interfering with the morning/evening parking arrangements.

Attending students will be grouped into two classes with the following age composition/numbers:

1. 7 students aged from 2 to 3.5 years; and
2. 8 students from 3.5 to 5 years.

These numbers comply with the minimum teacher/students ratio in the age group of between 2 and 3 years old being 1 teacher for 8 students and 10:1 ratio for the age group from 3 to 5 years old as per Standards for Licensed Child Day Centers (22 VAC 40-185-350).

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. The work schedule of the center is planned to be flexible, so that there is no major overlapping infow/outflow traffic of the students/teachers. Once the facility reaches its maximum capacity, which may take some time to materialize, the following traffic is expected:

Arrival

7:30 – 8:30 am	2 teachers and 4 students (early bird group)
8:30 - 9:30 am	6 students
9:30 – 10:30 am	5 students

Departure

4:30 – 5:00 pm	4 students
5:00 - 6:00 pm	7 students
6:00 - 7:00 pm	4 students and 2 teachers

The eventual traffic impact of the proposed use is determined by the configuration of properties in the neighborhood. There is only one adjacent neighbor that can experience direct impact from traffic in the immediate vicinity of the subject property and it happens to be the Apple Tree School, located up the Blake Lane. This is the only neighboring property on the line facing the Blake Lane, all other properties are located in such a way that their entrance driveways open to the inner road. As a result, any traffic generated by operation of the proposed daycare center is not going to directly affect any of the adjacent properties other than the Apple Tree School. The latter has a much greater capacity and resultant traffic than we apply for and, furthermore, is located up the street so that our incoming/outgoing traffic does not impede access to or exit from their property.

Traffic at the project location will be generated in respect of 2 teachers and 15 students drop-off/pick-up, with a substantial spread over time, i.e. arrival of the students is scheduled to take place over 3 hours, from as early as 7:30 am up to 10:30 am in the morning. The departing traffic flow will be spread over 2.5 hours from 16:30 until 19:00. These patterns carefully avoid any concentration of vehicular traffic that could negatively affect the currently fluid transport situation at this section of Blake Lane during peak hours.

We undertook a research, using the software "StreetMap Premium for ArcGIS North America NAVTEQ" (2014 Release 3)" that is based on historic traffic data and day-by-day patterns established from observations over a 1-year period. According to its findings, the particular section of Blake Lane where Special Exception Application property is located, even at peak morning hours on Wednesday, typically the worst weekday morning, traffic is fluid in both directions. Evening traffic was gauged for Tuesday at increments of 30 min and exhibited similar benign results in terms of not adding to any congestions. Traffic situation on other week days was close to these results in this particular section of the street.

F. Vicinity or general area to be served by the proposed daycare center: due to specialized nature of our program, we see our client base to be spread around larger Fairfax City area, with typical driving time for the parents to drop off and pick up their children in the range of 15-20 minutes during peak commute hours, or within the radius of up to 7 miles. This is the pattern that we also observe in operating the school in Reston, with longer distances/trip time usually discouraging clients from joining or forcing them to rapidly withdraw from the program. Based on that, we assume that the majority of the students will be transported by individual cars. However, there is an emerging trend with our school in Reston that may be expected to repeat with this location, when proximity to our center becomes a factor in family relocation decision-making.

G. Description of building façade and architecture of proposed additions.

The house is a brick 1 ½-story single-family detached dwelling, built in 1962, of rectangular shape with façade width of 47.0 ft and 26.4 ft deep, and with an approximate height of 21.0 ft. The main entrance is in the central section of the façade facing Blake Lane, while the building also has a walk-out basement and a deck, with an exit from the second level. The overall inner space of the structure is around 1917 sq. ft, with the usable space at 1339 sq. ft (excluding stairs, bathrooms, closets, technical room). The daycare center will use both levels, which combined will have 8 separate rooms suitable to serve as classrooms, dining and sleeping rooms. Kitchen area of the house (located on the second floor) will be used for meal/snack storage and distribution. The available inner space by far exceeds the prescribed ratio of 50 sq. ft per child and could actually accommodate up to 55 students.

The following modifications will be needed to bring the property in compliance with all the norms and regulations related to child daycare facilities, as described in the attached architectural plan:

1. Install drinking fountains at both levels;
2. Widen existing exits on upper and lower levels to comply with door width requirement of over 36”;
3. Create additional exit on the lower level;
4. Re-model lower level bathroom to make it compliant with ADA requirements;
5. Build a compliant ramp from the drop-off area to the lower level entrance, to allow access for disabled persons.

Particulars of the lot area: The lot has a triangular shape with the sides of 110.73 ft (façade), 189.47 ft deep and 270.24 ft, its total area is 18’679 square ft.

Outdoor Play: there is a fenced playground in the backyard, that is ready for outdoor play for the children. The shape of the playground is pentagonal, having width of 67.4 ft and the shorter depth of 53.1 ft, which results in the overall space within the fenced area of about 3372 sq. ft. The available playground area exceeds the required minimum of 100 sq. ft per child (or 1500 sq. ft overall). There are a number of light plastic structures (such as a playhouse and a slide) plus a swing set mounted under the deck. The playground has a wooden chip surface complying with relevant daycare regulations, and so is the fence with two separate entrances, from the left and right sides of the building. Their locations have been indicated on the plat.

Parking: the existing driveway and parking spaces (three spots) are marked on the plat, and have a gravel surface. The requested capacity of 15 students will require at least 3 parking spots as per Article 9-302, that stipulates the ratio of 0.19 spaces per attending child. The updated parking plan for operation of the facility includes a parking lot for 4 parking spaces designated on the left side of the building, and then a spot for disabled parking by the entrance to the

building with 2 additional spaces of limited time parking on the center-to- right side of the semi-circular driveway that leads to the main entrance to the building. The driveway itself will be extended with the egress to the Blake Lane located much further down the road from its current location. The proposed parking layout will permit the two teachers of the school to park on the far side of the parking block to the left of the building, leaving two spaces for parent parking and another one reserved for the disabled use. The arrangement allows for 4 parents' vehicles to remain on the site simultaneously for students to be accepted into the center, with disabled parking spot as a back-up space for dropping-off/picking-up.

The arrival of students will be scheduled in such a way that there will be no more than 6 students dropped off during any morning hour (from as early as 7:30 am to 10:30 am in the morning, with the total of 15 students over 3 hours). Moreover, the proposed 2 spaces for limited time parking will allow children to be taken from the parents' vehicle by the teacher and led to the entrance, and then escorted inside the building, as a further remedy to a potential queueing up. Another staff member receives them inside the center. Such procedure takes only a couple of minutes for each child at most, given that the designated drop-off area is located within few yards from the entrance. It is quite standard with day care centers and aims at eliminating the need for actual parking. In the unlikely event that all 15 students are brought in within 1 hour, availability of 4 parking spaces creates an average window of 15 minutes for each child to be accepted into the center.

The departing traffic flow will be spread over 2.5 hours from 16:30 until 19:00 and will follow similar pattern. Departures traditionally require less time than arrivals as students get ready for dismissal and await their parents by the entrance at a specified time. Based on these arrangements and overall numbers of cars involved, any potential queueing up and backing into the street is highly unlikely.

In conclusion, there are no changes proposed to the appearance of the house.

H. A listing, if known, of all hazardous or toxic substances: there are no known hazards or toxic substances to be generated, utilized, stored, treated, and/or disposed of on the site.

J. Compliance with Goals and Policies

In submitting this application, we made sure that the intended use is consistent with the comprehensive plan and other adopted goals and policies, as well as purposes stated in the Code of Virginia, § 15.2-2283. The proposed use is viewed to be in harmony with the general purpose and intent of the applicable zoning district regulations. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. More specifically, the proposed daycare operation will not entail

any structural modifications or land development beyond those already existing on the lot and, and, consequently, will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed project also conforms with the provisions of Fairfax County Comprehensive Plan relating to child care facilities.

I. FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition
POLICY PLAN Human Services, Amended through 8-5-2002, Page 10

Objective 20: Encourage location of child care facilities on or near the worksite and in or near residential developments.

Policy a. Locate and design child care facilities to ensure the safety of children. Location of child care centers in retail areas is appropriate if designed to provide a safe and healthful environment for children.

Policy b. Locate and design child care facilities in residential communities to minimize the impact of traffic and noise on the surrounding community. Consideration should be given to locating child care centers on the periphery of residential developments or in the vicinity of planned community recreational facilities.

Policy c. Design child care facilities with sufficient open space to provide access to sunlight and suitable play areas. Locate and design facilities to protect children from excessive noise, air pollution and other environmental factors potentially injurious to their health or welfare.

Policy d. Locate and design child care facilities to ensure safe and convenient access. Appropriate attention should be paid to parking and safe and effective on-site circulation of automobiles and pedestrians.

Policy e. Allow family day care homes, properly regulated, to exist in a variety of residential settings.

II. FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition AREA II Fairfax Planning District, Amended through 12-2-2014 F3-Mosby Woods Community Planning Sector, Page 42

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that most of this sector be identified as a Suburban Neighborhood. The Flint Hill Suburban Center is located in this sector (see the Flint Hill Suburban Center).

RECOMMENDATIONS

Land Use

The Mosby Woods sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Compliance with Comprehensive Plan regarding Mosby Woods sector:

General Standard 1 requires that the proposed use be in harmony with the adopted Comprehensive Plan. As quoted, the Comprehensive Plan identifies the Mosby Woods Planning Sector as a ***largely*** stable residential area and that infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. Interpreting this recommendation, we consider that the proposed project is compatible with the Plan and, more specifically, with the guidance that “infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity”. While Blake Lane neighborhood is largely residential, there is a distinct cluster of non-residential uses formed by the Apple Tree school (based out of two adjacent properties) and NOVA Primitive Baptist Church across the street. Located just next to the Apple Tree School, the proposed project is similar in nature of operation and type of use while generating significantly less traffic, with the requested capacity of only 15 students versus the current licensed capacity of 105 students of the above school.

In our application we do not propose to add a totally new parking lot and a driveway, rather it is about reconfiguration from the existing parking with 3 parking spaces and a large drop-off area to 4 parking spaces and additional 3 spaces of limited time parking on the center-to-right side of the driveway. Consequently, the existing driveway will be widened and also extended to allow the egress to the Blake Lane much further down the road from its current location.

The arrival of students will be scheduled in such a way that there will be no more than 6 students dropped off during any morning hour (from as early as 7:30 am to 10:30 am in the morning, with the total of 15 students over 3 hours). The departing traffic flow will be spread over 2.5 hours from 16:30 until 19:00 and will follow similar pattern. Departures traditionally require less time than arrivals as students get ready for dismissal and await their parents by the

entrance at a specified time. Based on these arrangements and overall numbers of cars involved, any potential queueing up and backing into the street is highly unlikely. There are going to be only 2-3 cars parked on the site during the major part of the day. The demonstrated intensity of the use is, therefore, quite low.

It is noteworthy that among the 15 properties in the immediate vicinity of the development located on the Blake Lane, 10 properties have 4 or more parking spaces and actually have those cars parked there. More specifically, out of 6 properties on the same side of the street with the proposed center - one, i.e. Apple Tree school, has the capacity for 15 cars, one house has 7 cars regularly parked in its parking lot, the other one has 5 spots, two have four parking spaces. Only one house has 3-car parking. On the other side of Blake Lane there are 9 properties: NOVA Primitive Baptist Church has its parking for 39 cars, two properties have 5 spaces, two houses have 4 spaces and only 4 have driveways for less than 4 cars.

Additionally, there are no major structural changes to the building proposed, which should alter the residential appearance of the property. The landscaping and transitional screening elements of the project are designed in such a way as to isolate the parking area, which is not significant with only 4 parking spaces, from being viewed by neighbors or largely from Blake Lane. We consider that the general improvement of the appearance of the property as a result of the project, including replacement of the fence on the longer side of the plot, will be beneficial to the neighborhood while preserving its residential appearance.

The School next to our location, namely Apple Tree School, has the allowed capacity of 105 children. Family daycare in our property operated at the licensed capacity of 12 children for over two years and there has never been any issue raised regarding traffic impact. The Application asks for the addition of only 3 children compared to that level of 12, which is really a minor increase over the total of 117 children in both centers when there were no issues experienced. Should the application be approved, the combined number of students in both schools will rise to 120.

With these facts, we believe that the project is in compliance with the General Standard 1 in respect of being compatible with the use, type and intensity as featuring in the immediate vicinity of the property.

General Standard 2 requires that the proposed use shall be in harmony with the general purpose and intent of the Zoning District (in this case, R-2). The purpose and intent of the R-2 District is to permit residential development at a density of 2 dwelling units per acre and to allow other selected uses which are compatible with the low density residential character of

the district. Overall, a child care center, on a sufficiently sized lot with no major site constraints and appropriately designed with sufficient room for parking, access, landscaping and environmental issues, would be in harmony with the general purpose and intent.

Given the arguments on General Standard 1 and taking into account that the capacity requested is only for 15 students, we believe that the day care center we apply for is on a sufficiently sized lot with no major site constraints and appropriately designed with sufficient room for parking, access, landscaping and environmental issues (as per submission by the engineering company), and is in harmony with the general purpose and intent.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood.

Estimate of traffic impact of the proposed use: The eventual traffic impact of the proposed use is determined by the configuration of properties in the neighborhood. There is only one adjacent neighbor that can see direct impact from traffic in the immediate vicinity of the subject property and it happens to be the Apple Tree School, located up the Blake Lane. This is the only neighboring property on the line facing the Blake Lane, all other properties are located in such a way that their entrance driveways open to the inner road. As a result, any traffic generated by operation of the proposed daycare center is not going to directly affect any of the adjacent properties other than the Apple Tree School. The latter has a much greater capacity and resultant traffic than we apply for and, furthermore, is located up the street so that our incoming/outgoing traffic does not impede access to or exit from their property.

At the time of the original application, VDOT determined that the then requested capacity of 25 children did not require a traffic impact study due to insignificant generation of additional traffic. That determination is referred to in the official letter from Department of Planning and Zoning, dated June 20, 2014. The current request is only for the capacity of 15 children.

A research of the traffic situation was made, using the software "StreetMap Premium for ArcGIS North America NAVTEQ" (2014 Release 3)" that is based on historic traffic data and day-by-day patterns established from observations over a 1-year period. According to its findings, the particular section of Blake Lane with project property, traffic flows freely in both directions even at peak morning/evening hours. With a very marginal additional to overall traffic flows on Blake Lane, as also shown in arguments under Standard 1, it is hard to imagine that the proposed facility could lead to adverse impacts to traffic in the neighborhood, notably on Blake Lane.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13. We believe that justification for the transitional screening and barrier waivers and modifications has been provided as required by Article 13. Moreover, during the public hearing there were neighbors from single-family residential properties adjacent to the development, arguing against transitional screening and requesting for a markedly lower height of any screening. These neighbors have actually removed most of the trees from their side of the fence dividing the development from 4 adjacent single-family houses, so as to provide a clear view on the Blake Lane.

General Standards 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There is no open space requirement for conventional subdivisions in the R-2 district. As stated in the Staff Report, this standard is not applicable.

General Standard 7 requires that adequate utilities, drainage, parking and loading spaces and other necessary facilities be provided to serve the proposed use. The site is adequately served by sanitary sewer and is connected to public water. The modified project plan has indicated that the disturbance necessary to the site to construct the required parking and driveway will be below 2,500 square feet. The additional stormwater management requirements are technical in nature and addressed in the engineering company submission.

General Standard 8 requires signs to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. No signage is proposed with this application and thus this standard has been satisfied.

Standards for all Category 3 Uses (Sect. 9-304)

In addition to general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards.

For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient government services to the residents of properties within the general area of the location. This standard is not applicable to this request since a child care center/nursery school is not a public use as defined by the Zoning Ordinance.

Except as may be qualified below in the following sections, all uses shall comply with the lot size requirements of the zoning district in which located.

As indicated in the zoning ordinance provisions identified above, the subject property meets the minimum area requirement and appears to meet the lot width requirement based on the depiction on the plat.

Except as may be qualified in the following sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

The building meets the requirements for bulk and building height of the R-2 zone.

All uses shall comply with the performance standards specified for the zoning district in which located.

All performance standards have been satisfied with the proposed site conditions.

Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Should this application be approved, the applicant would be required to fulfill any applicable provisions of Article 17, as they relate to this request.



SPECIAL EXCEPTION PLAT

LOT 1 WILLOW POINT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR/DD
5-12-15: REVISIONS	DRAFTED BY: CAD
8-10-15: REVISIONS	CHECKED BY: PLR
	DATE: MAY 2015
	SCALE: HOR. 1"= 20'
	VERT. NA
	SHEET 1 OF 6
	CO. NO.
	CAD NAME: 15502LAY
	LAYOUT: LAYOUT
	FILE NO. 15502-05

TABULATIONS

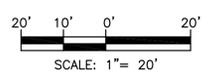
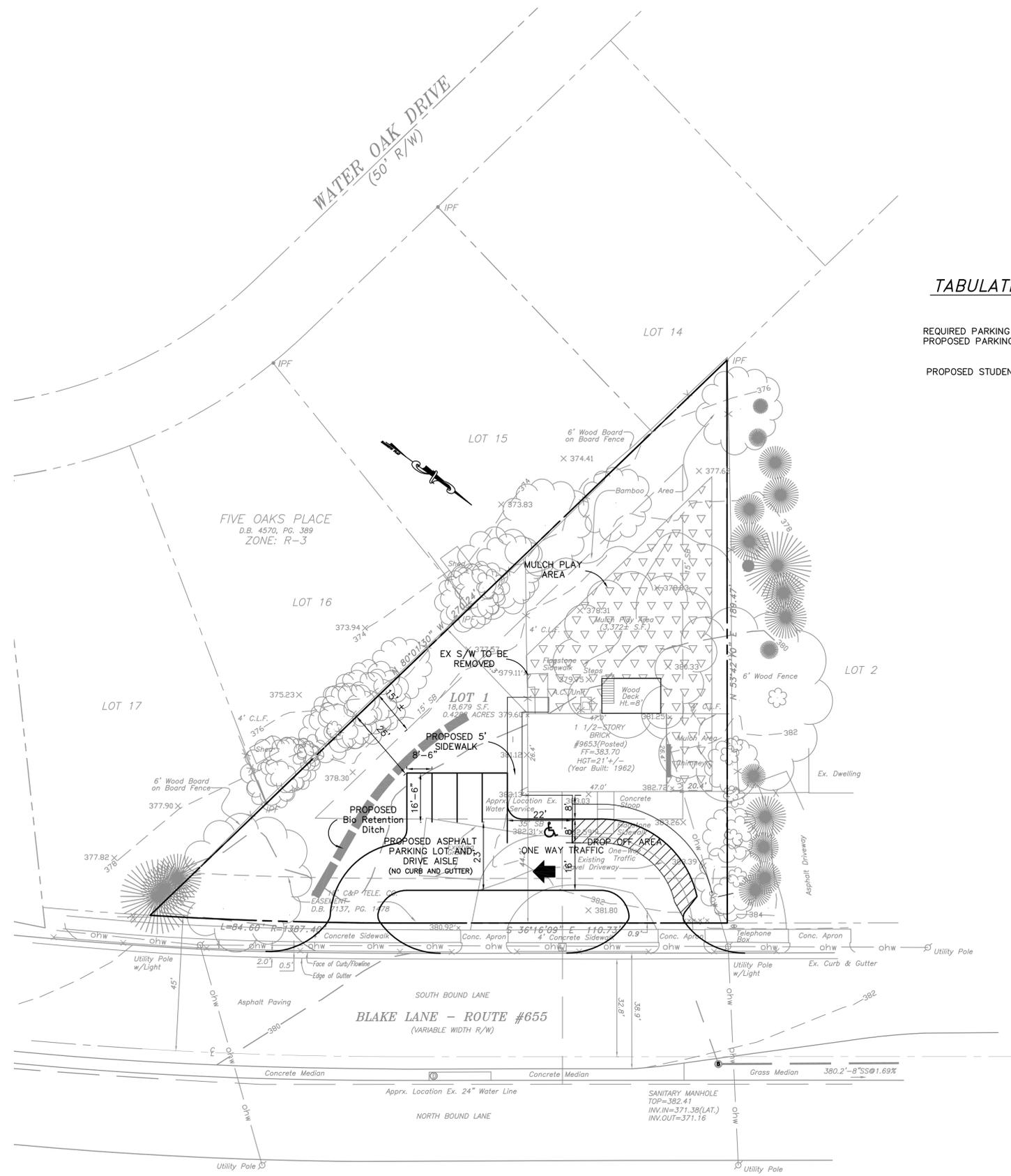
REQUIRED PARKING	.19/Student	3 SPACES
PROPOSED PARKING		5 SPACES
PROPOSED STUDENTS		15

GENERAL NOTES:

- CURRENT OWNER: KONSTANTIN PANOY AND ALLA DAVIDOVA, DEED BOOK 22356, PAGE 1754, #2902 LANGHOLM PL., VIENNA, VA. 22181
- THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAP 048-3-((19)) AS PARCEL 1 AND IS ZONED R-2.
- THE ADDRESS OF THIS PROPERTY IS #9653 BLAKE LN.
- ZONE: R-2
- USE: SINGLE-FAMILY RESIDENTIAL
- LOT AREA: PARCEL 1= 18,679 SQ. FT. (0.4288 AC.)
- BULK REGULATIONS:

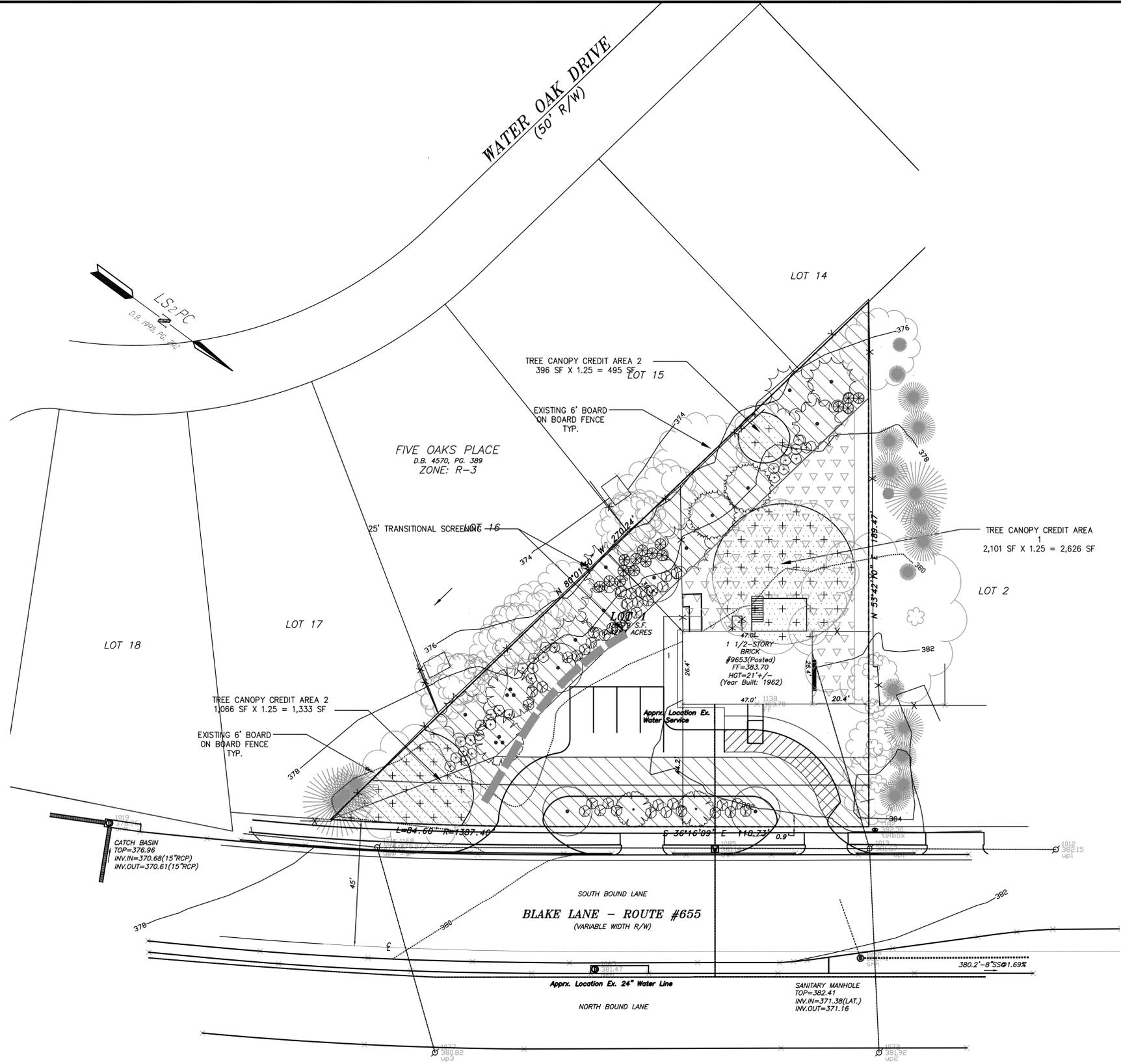
FRONT YARD:	REQUIRED 35'
SIDE YARD:	15'
REAR YARD:	25'
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM.
- BEARINGS BASED ON THE PLAT OF WILLOW POINT RECORDED IN DEED BOOK 1995, PAGE 292 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TOPOGRAPHIC SURVEY WAS COMPILED BY LS2PC IN APRIL, 2013.
- CONTOUR INTERVAL= TWO FOOT.
- VERTICAL INFORMATION BASED ON FAIRFAX COUNTY SANITARY SEWER M.H. 48-3-142, INVERT ELEVATION = 371.23.
- THE STREET SHOWN HEREON IS A PUBLIC RIGHT-OF-WAY.
- THIS LOT IS SERVED BY PUBLIC SEWER AND WATER.
- ALL EXISTING STRUCTURES TO REMAIN UNCHANGED.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 51059C 0280 E AND DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- COMPREHENSIVE PLAN SHOWS PROPOSED TRAIL ON THE NORTH SIDE OF BLAKE LANE AND THEREFORE DOES NOT AFFECT THIS PROPERTY.
- THERE ARE NO SIGNS, EXISTING OR PROPOSED.
- A WAIVER OF THE LOADING SPACE REQUIREMENT IS REQUESTED.
- A WAIVER OF THE REQUIRED 25' TRANSITIONAL SCREENING ALONG THE EASTERN BOUNDARY (BLAKE LANE FRONTAGE) IS REQUESTED. SEE SHEET 3 FOR ADDITIONAL INFORMATION.
- A MODIFICATION TO USE THE EXISTING 6' WOOD FENCE FOR THE REQUIRED BARRIER ALONG THE SOUTHERN BOUNDARY IS REQUESTED. A WAIVER OF THE REQUIRED BARRIER ALONG THE EASTERN BOUNDARY (BLAKE LANE FRONTAGE) IS REQUESTED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY LS2PC (LAND SURVEYORS AND CIVIL ENGINEERS).

NOTE:
 THIS TOPOGRAPHIC SURVEY OF WILLOW POINT, LOT 1 WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LAWRENCE H. SPILMAN, III, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 5, 2013; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.





LANDSCAPE PLAN
LOT 1 WILLOW POINT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



LEGEND:

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* A WAIVER OF THE REQUIRED 25' TRANSITIONAL SCREENING ALONG THE EASTERN BOUNDARY (BLAKE LANE FRONTAGE) IS REQUESTED. SEE SHEET 3 FOR ADDITIONAL INFORMATION.



BC REVISIONS	DESIGNED BY: PLR/DD
5-12-15: REVISIONS	DRAFTED BY: CAD
8-10-15: REVISIONS	CHECKED BY: PLR
	DATE: MAY 2015
	SCALE: HOR. 1"= 20'
	VERT. NA
	SHEET 2 OF 6
	CO. NO.
	CAD NAME: 15502LSC
	LAYOUT: LSC
	FILE NO. 15502-05

OWNER
 KONSTANTIN PANDOV
 2902 LANGHAM PLACE
 VIENNA, VA 22181

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	3,563
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	19.1%
A3	Percentage of 10-year Tree Canopy Required for the Site (R-2 Zone)	30%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	19.1%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	79.5%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.	Yes
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	18,679
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1-(B2+B3)	18,679
B5	Identify Site's Zoning and/or Use	R-2
B6	Percentage of 10-Year Tree Canopy Required	30%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	5,604
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	1,069
C2	Total Canopy Area Meeting Standards of §12-0200	3,563
C3	C2 x 1.25	4,454
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided Through Tree Transplantation (See General Note 2 Below)	0
C7	C6 x 1.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.2, C5, C7 and C9	4,454
D. TREE PLANTING		
D1	Area of Canopy Required to be Met Through Tree Planting (B7-C10)	(3,385)
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	4,200
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	4,200
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	4,454
E2	Total of Canopy Area Provided Through Tree Planting (D17)	4,200
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	8,654

TRANSITIONAL SCREENING CALCULATIONS

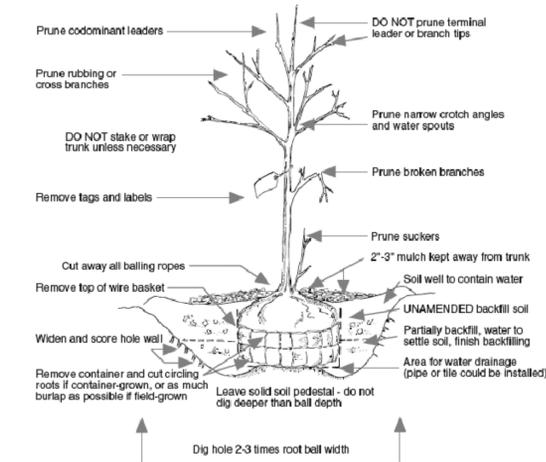
TRANSITIONAL SCREENING CALCULATIONS AT SOUTHERN PROPERTY LINE (Adjacent to Residential Uses)		
Screening Required:		
A1	Transitional Screening Length:	228 feet
A2	Transitional Screening Width:	25 feet
A3	Transitional Screening Area (A1 x A2):	5,700 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	4,275 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	2,993 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	1,283 s.f.
A7	Evergreen Shrubs Required (3 x (A1/10)):	68 Shrubs
Screening Provided:		
B1	Total 10-Yr. Tree Canopy Provided (B2+B3+B4):	4,636 s.f.
B2	Existing Tree Canopy Credit:**	1,136 s.f.
B3	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	2,500 s.f.
B4	10-Yr. Tree Canopy Provided by Large and Medium Deciduous Trees:	1,000 s.f.
B5	Total Shrubs Provided (B6+B7):	68 Shrubs
B6	Evergreen Shrubs Provided:	39 Shrubs
B7	Deciduous Shrubs Provided:	29 Shrubs
** Refer to the Landscape Plan for Existing Tree Canopy Credit Area		

TRANSITIONAL SCREENING CALCULATIONS AT EASTERN PROPERTY LINE (Adjacent to Residential Uses)		
Screening Required:		
A1	Transitional Screening Length:	164 feet
A2	Transitional Screening Width:	25 feet
A3	Transitional Screening Area (A1 x A2):	4,100 s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	3,075 s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	2,153 s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	923 s.f.
A7	Evergreen Shrubs Required (3 x (A1/10)):	49 Shrubs
Screening Provided:		
B1	Total 10-Yr. Tree Canopy Provided (B2+B3+B4):	1,391 s.f.
B2	Existing Tree Canopy Credit:**	691 s.f.
B3	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	0 s.f.
B4	10-Yr. Tree Canopy Provided by Large and Medium Deciduous Trees:	700 s.f.
B5	Total Shrubs Provided (B6+B7):	15 Shrubs
B6	Evergreen Shrubs Provided:	15 Shrubs
B7	Deciduous Shrubs Provided:	0 Shrubs
** Refer to the Landscape Plan for Existing Tree Canopy Credit Area		

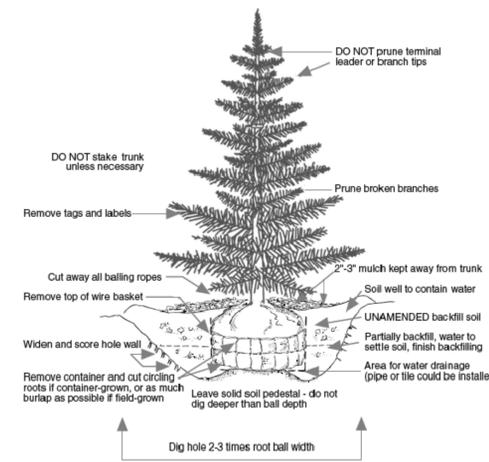
NOTE:
 1. A TRANSITIONAL SCREENING AND BARRIER MODIFICATION AND/OR WAIVER REQUEST APPLICATION WILL BE SUBMITTED (UNDER SEPARATE COVER).
 2. NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED ALONG THE WESTERN BOUNDARY. ADJACENT USE IS A DAY CARE/PRIVATE SCHOOL.

PLANT LIST:

TREES PROVIDED	Total Quantity	Qty. South Trans. Screen	Qty. East Trans. Screen	10 Yr. Tree Canopy per Tree (s.f.)	Total 10 Yr. Tree Canopy (s.f.)
CATEGORY IV EVERGREEN TREES	10	10		250	2,500
CATEGORY IV DECIDUOUS TREES	6	4	2	250	1,500
CATEGORY II DECIDUOUS TREES	2		2	100	200
SHRUBS					
EVERGREEN SHRUBS	54	39	15		
DECIDUOUS SHRUBS	44	29	15		
Grand Total 10-Yr. Tree Canopy					4,200

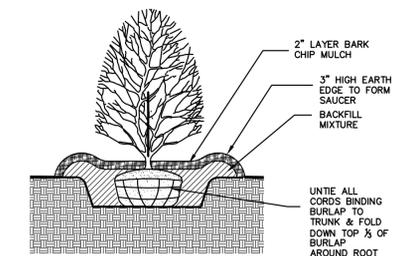


1 TREE PLANTING GUIDELINE
 NOT TO SCALE



2 EVERGREEN PLANTING GUIDELINE
 NOT TO SCALE

NOTES:
 1. ALL PRUNING SHALL BE DONE AFTER PLANTING.
 2. IN SOIL CONDITION WHERE CLAY CONTENT EXCEEDS 50%, LOOSEN EARTH IN BOTTOM OF PIT BEFORE ADDING BACKFILL.
 3. HOLE SHALL BE TWICE AS WIDE AS BALL DIAMETER



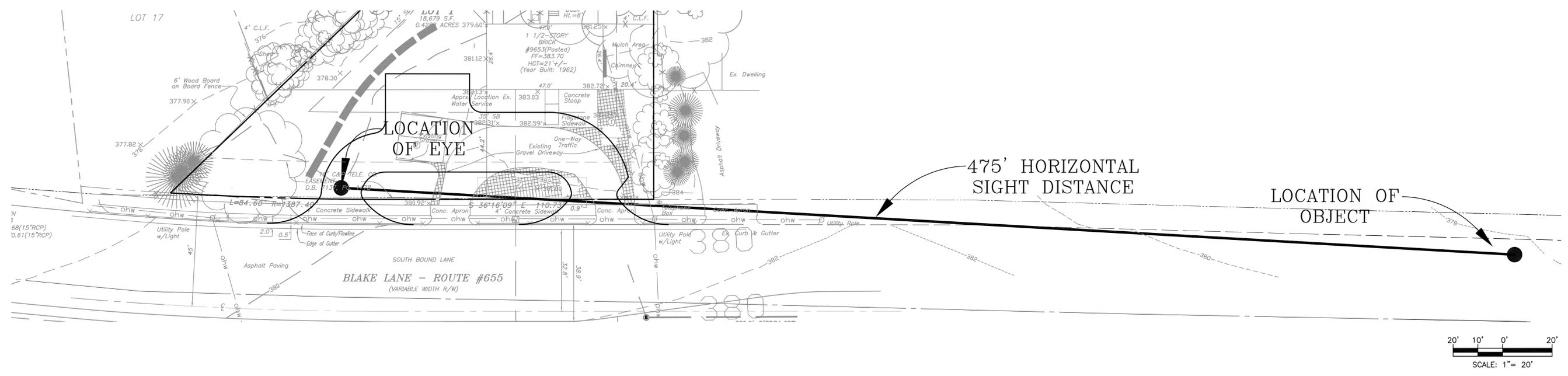
3 TYPICAL SHRUB PLANTING
 NOT TO SCALE

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 (703)449-8100 (703)449-8108 (Fax)
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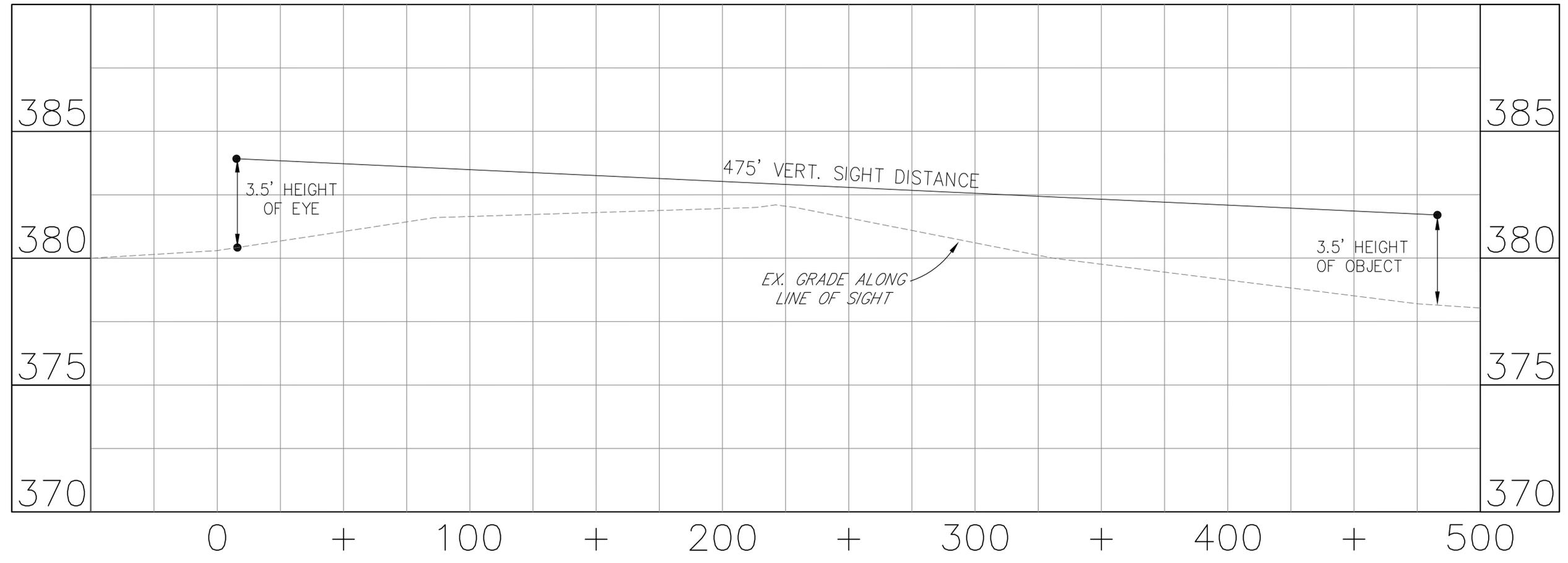


LANDSCAPE DETAILS AND CALCULATIONS
LOT 1 WILLOW POINT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	OWNER
5-12-15: REVISIONS	KONSTANTIN PANOV
8-10-15: REVISIONS	2902 LANGHAM PLACE
	VIENNA, VA 22181
DESIGNED BY: PLR/DD	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: MAY 2015	
SCALE: HOR. N/A	
VERT. N/A	
SHEET 3 OF 6	
CO. NO.	
CAD NAME: 15502LSC	
LAYOUT: LSC DET	
FILE NO. 15502-05	



EX. BLAKE LAND - ROUTE 655
 DESIGN SPEED = 40 MPH POSTED SPEED = 35 MPH



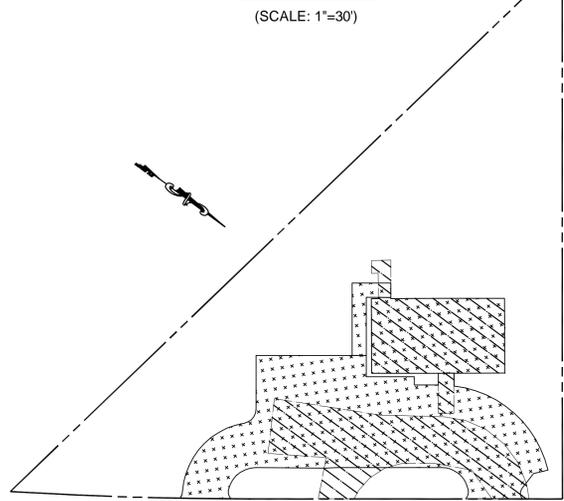
BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
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 (703)449-8100 (703)449-8108 (Fax)
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SIGHT DISTANCE
LOT 1 WILLOW POINT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR/DD
5-12-15: REVISIONS	DRAFTED BY: CAD
8-10-15: REVISIONS	CHECKED BY: PLR
	DATE: MAY 2015
	SCALE: HOR. 1" = 20'
	VERT. NA
	SHEET 4 OF 6
	CO. NO.
	CAD NAME: 15502SIGHDIST
	LAYOUT: SIGHT DISTANCE
	FILE NO. 15502-05

EXISTING & PROPOSED SITE IMPERVIOUS AREAS BY SOILS TYPE
(SCALE: 1"=30')



EX. BLAKE LANE - ROUTE #655

PRE-DEVELOPMENT OUTFALL DRAINAGE AREAS

TOTAL SITE DRAINAGE AREA = 0.429 Ac.
 • SOIL TYPE 'D'
 Turf Area = 0.355 Ac.
 Imperv. Area = 0.074 Ac.

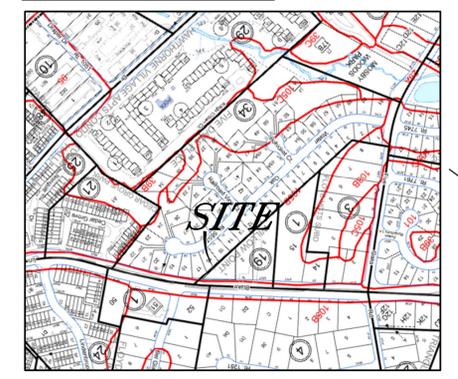
POST-DEVELOPMENT OUTFALL DRAINAGE AREAS

TOTAL SITE DRAINAGE AREA = 0.429 Ac.
 • SOIL TYPE 'D'
 Turf Area = 0.307 Ac.
 Imperv. Area = 0.122 Ac.

LEGEND:

- EXISTING IMPERVIOUS AREAS WITHIN TYPE 'D' SOIL
- PROPOSED IMPERVIOUS AREAS WITHIN TYPE 'D' SOIL

COUNTY SOILS MAP DATA SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	SOIL HYDROLOGIC GROUP	PROBLEM CLASS
105B	WHEATON-GLENELG Complex	GOOD	GOOD	HIGH	D	IVB

WATER QUALITY SUMMARY

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
 To be used w/ DRAFT 2013 BMP Standards and Specifications
 Site Data

Project Name: #9653 Blake Lane, Fairfax Co.
 Date: 8/6/2015 (S.E. Prelim. Design)

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage: 0.20

Constants	Value
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.36	0.36
Impervious Cover (acres)	0.00	0.00	0.00	0.07	0.07
Total					0.43

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.31	0.31
Impervious Cover (acres)	0.00	0.00	0.00	0.12	0.12
Total					0.43

Area Check: Okay Okay Okay Okay

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted ¹	Land Cover Summary Post-ReDevelopment
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover 0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest) 0.00
% Forest	0%	0%	% Forest 0%
Managed Turf Cover (acres)	0.36	0.31	Managed Turf Cover (acres) 0.31
Composite Rv(turf)	0.25	0.25	Composite Rv(turf) 0.25
% Managed Turf	83%	81%	% Managed Turf 81%
Impervious Cover (acres)	0.07	0.07	ReDev. Impervious Cover (acres) 0.07
Rv(imperious)	0.95	0.95	Rv(imperious) 0.95
% Imperious	17%	19%	% Imperious 19%
Total Site Area (acres)	0.43	0.38	Total ReDev. Site Area (acres) 0.38
Site Rv	0.37	0.39	ReDev. Site Rv 0.39

Pre-Development Treatment Volume (acre-ft)	0.0133	0.0123	Post-Development Treatment Volume (acre-ft)	0.0123
Pre-Development Treatment Volume (cubic feet)	577	534	Post-Development Treatment Volume (cubic feet)	534
Pre-Development Load (TP) (lb/yr)	0.36	0.34	Post-Development Load (TP) (lb/yr)	0.34
¹ Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column 1.		Maximum % Reduction Required Below Pre-Development Load		10%
		TP Load Reduction Required for Redeveloped Area (lb/yr)		0.03
		Total Load Reduction Required (lb/yr)		0.12
Pre-Development Load (TN) (lb/yr)	2.60	Post-Development Load (TN) (lb/yr)	3.14	

Drainage Area A

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.30	0.30	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.13	0.13	0.95
Total					0.43	

Post Development Treatment Volume (cf) 725

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
5. Dry Swale													
		impervious acres draining to dry swale	40% runoff volume reduction	0.40	0	135	203	20	0.00	0.21	0.11	0.10	
		turf acres draining to dry swale	40% runoff volume reduction	0.40	0	15	23	20	0.00	0.02	0.01	0.01	

PRELIMINARY BMP NARRATIVE FOR RE-DEVELOPMENT PROJECT LOT 1 WILLOW POINT (#9653 BLAKE LANE)

EXISTING CONDITIONS
 THE EXISTING SITE, ZONED R-2, IS AN APPROXIMATELY 0.43 ACRE PARCEL WITH A SINGLE-FAMILY DETACHED HOUSE CURRENTLY USED AS A DAY-CARE FACILITY FOR CHILDREN. THE LOT HAS A GRAVEL DRIVEWAY/PARKING AREA WITH LIMITED TREE COVER AND FENCED PLAYGROUND IN THE REAR. THE SURROUNDING USES ARE SINGLE-FAMILY DETACHED RESIDENTIAL USES. THERE ARE NO CONSTRUCTED DRAINAGE OR STORMWATER MANAGEMENT SYSTEMS EXISTING ON THE SITE. THE ONSITE SOIL IS LISTED AS HYDROLOGIC GROUP 'D'; SEE SOILS MAP AND SOIL CHARACTERISTICS INFORMATION PROVIDED ON THIS SHEET.

THERE ARE TWO DRAINAGE CONVEYANCES FROM THE PROPERTY: ONE TOWARDS THE SOUTH BETWEEN FIVE OAKS PLACE EXISTING LOTS 15 & 16 AND THE SECOND TOWARDS THE EXISTING BLAKE LANE RIGHT-OF-WAY, TO THE NORTHEAST. A MAJORITY OF THE EXISTING DRAINAGE IS TO THE SOUTH BY OVERLAND FLOW AND THE SITE IS NEAR THE TOP OF THE OVERALL DRAINAGE SHED.

PROPOSED CONDITIONS
 THE PROPOSED SITE IMPROVEMENTS ARE TO REVISE AND ADD ONSITE VEHICULAR TRAVELWAYS, PARKING AREAS, SIDEWALKS AND STORMWATER MANAGEMENT/BMP FACILITIES. THE EXISTING BUILDING WILL REMAIN AND THE SITE USE WILL CONTINUE AS A CHILDREN DAY-CARE FACILITY. THE OFFSITE FLOW ONTO THE SITE, CONVEYING FROM THE NORTH, WILL BE CONTINUE BY OVERLAND FLOW.

WATER QUALITY
 PER CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THE TOTAL PHOSPHORUS LOAD FROM NEW DEVELOPMENT SHALL NOT EXCEED 0.41 POUNDS / ACRE / YEAR. THE PHOSPHORUS LOAD REDUCTION REQUIRED FOR THE SITE IS 0.12 LBS/YEAR.

TO MEET THIS WATER QUALITY PERFORMANCE CRITERIA THE STORMWATER RUNOFF COMPUTATIONS FOR THE SITE HAVE BEEN ANALYZED USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) AND BY UTILIZING BEST MANAGEMENT PRACTICES (BMP) PROVIDED BY THE STORMWATER BMP CLEARINGHOUSE. THE WATER QUALITY PRACTICE CHOSEN FOR THIS SITE IS A LEVEL I DESIGN DRY SWALE.

THE USE OF THE LEVEL 1 DRY SWALE WILL PROVIDE A PHOSPHOROUS LOAD REDUCTION OF 0.12 LBS/YEAR, WHICH IS EQUAL TO THE REQUIRED 0.12 LBS/YEAR REQUIREMENT; THEREFORE, THE WATER QUALITY CRITERIA REQUIRED BY CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE WILL BE SATISFIED.

BC Consultants
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WATER QUALITY
LOT 1 WILLOW POINT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR/DD
5-12-15: REVISIONS	DRAFTED BY: CAD
8-10-15: REVISIONS	CHECKED BY: PLR
	DATE: MAY 2015
	SCALE: HOR. AS NOTED VERT.
	SHEET 5 OF 6
	CO. NO.
	CAD NAME: 15502-BMP
	LAYOUT: SWM-BMP
	FILE NO. 15502-05

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STORMWATER OUTFALL NARRATIVE

THE INCREASE IN DRAINAGE AREA TO OUTFALL A IS 0.042 ACRES FROM GOOD FORESTED CONDITONS TO POST-DEVELOPMENT CONDITIONS. THE RUNOFF IS IN THE FORM OF SHEET FLOW AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE DOES NOT HAVE ANY ADVERSE IMPACT ON THE DOWNSTREAM PROPERTIES. PER FAIRFAX COUNTY PFM 6-0202.6B(1) NO FURTHER ANALYSIS WILL BE NECESSARY FOR THIS OUTFALL. SEE PRE AND POST-DEVELOPMENT STORM OUTFLOW COMPUTATIONS BELOW.

Project Name:	WILLOW POINT - LOT 1 [#9653 BLAKE LANE] (S.E. Plan)
BC Project #:	15502-05
Last Date Modified:	8/10/2015

Rainfall Depths:	1-year 24-hour storm = 2.62"	2-year 24-hour storm = 3.17"	10-year 24-hour storm = 4.87"						
PRE-DEVELOPMENT (GOOD FORESTED) to OUTFALL #1									
Onsite DA A									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft³)	RV 2-year (ft³)	RV 10-year (ft³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	0.358	77	0.083	1057	1541	3257	0.43	0.65	1.41
POST-DEVELOPMENT to OUTFALL #1									
Onsite DA A									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft³)	RV 2-year (ft³)	RV 10-year (ft³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	0.40	-	-	-	-	-	-	-	-
1-year Adjusted CN w/ RR	84	-	0.083	1751	-	-	0.75	-	-
2-year Adjusted CN w/ RR	85	-	-	-	2507	-	-	1.09	-
10-year Adjusted CN w/ RR	85	-	-	-	-	4703	-	-	2.01

Target Rainfall Event (in)		1-year storm	2-year storm	10-year storm	
		2.62	3.17	4.87	
Drainage Area A					
Drainage Area (acres)	0.43				
Runoff Reduction Volume (cf)	150				
<i>Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{developed} and adjusted Curve Number.</i>					
Drainage Area A		A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.30
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.13
	CN	98	98	98	98
				Weighted CN	S
				86	1.63
		1-year storm	2-year storm	10-year storm	
RV_{developed} (in) with no Runoff Reduction		1.34	1.81	3.35	
RV_{developed} (in) with Runoff Reduction		1.25	1.71	3.25	
Adjusted CN		84	85	85	

WATER QUANTITY

LOT 1 WILLOW POINT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
5-12-15: REVISIONS	
8-10-15: REVISIONS	
OWNER	KONSTANTIN PANOV 2902 LANGFORD PLACE MEIRNA, VA 22181
DESIGNED BY:	PLR/DD
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	MAY 2015
SCALE:	HOR. AS NOTED VERT.
SHEET	6 OF 6
CO. NO.	
CAD NAME:	15502-BMP
LAYOUT:	SWM-BMP (2)
FILE NO.	15502-05

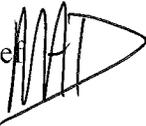


County of Fairfax, Virginia

MEMORANDUM

DATE: August 25, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2014-PR-067)

SUBJECT: Transportation Impact, Addendum 2

REFERENCE: SE 2014-PR-067 Konstantin Panov
Land Identification Map: 48-3 ((19)) 1

Transmitted herewith are further comments from the Department of Transportation with respect to the referenced application which has been revised. These comments are based on the plat made available to this office dated May 2015, and revised through August 10, 2015. A revised statement of justification dated June 24, 2015, was included. The applicant seeks approval to convert a single family home to a child care facility for up to 15 children (reduced from 20) aged 2 to 5 years. There would be two full-time teachers and one part-time assistant teacher (12 to 4 p.m.). The proposed hours of operation are changed to 7:30 a.m. to 7:00 p.m. Monday–Friday.

- The adjacent Apple Tree School site has an exit 20 feet from the proposed entrance to the Panov site. The proximity of these entrances combined with vegetation adjacent to the site entrance can result in operational and safety problems.
- The sight distance leaving the site is adequate, however, the visibility of the entrance from eastbound Blake Lane is obscured by shrubbery on the adjacent site.
- A drop-off area is still shown even though small children are not usually “dropped off” but are taken inside by an accompanying parent. These two spaces are also located on a curve and are not located a sufficient throat length away from the site entrance.
- The handicapped parking space should not be a parallel parking space and should be relocated to the immediate left of the building entrance. The space shown as handicapped parking should be left open to allow vehicles in the parking spaces to the left of the building to adequately back out.
- Four (4) parking spaces are shown to the left of the building entrance. These spaces are only 16.5 feet in length which is not the universal size car space in the Public Facilities Manual.

MAD/LAH/lah

cc: Suzanne Wright, DPZ

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2015

TO: Ms. Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Willow Point Lot 1; SE 2014-PR-067

This review is based on the Special Exception Plat (SE) stamped “Received, Department of Planning and Zoning, August 10, 2015.”

General Comment: Comments and recommendations on the previously submitted SE Plats were provided to DPZ in memos dated November 24, 2014 and February 26, 2015 and May 20, 2015. The following comments result from those comments and recommendations that were not adequately addressed on the previously submitted SE Plat.

- 1. Comment:** The specific plant material proposed to be planted and to be used toward meeting the transitional screening requirement has not been provided. In addition, the legend on sheet 2 identifies the size of the proposed evergreen trees in caliper rather than in height.

Recommendation: Provide the specific plant material proposed to be planted and to be used toward meeting the transitional screening requirement. Also, when using evergreen trees, the size is expressed in height, not caliper inches.

- 2. Comment:** There appears to be an existing 15-foot wide public utility easement along the eastern property boundary, adjacent to Blake Lane, within the transitional screening yard. Trees shall not be planted within any existing or proposed public utility easement.

Recommendation: If trees are shown to be planted within an existing or proposed utility easement, the plan shall contain a letter of permission from the owner of the easement. Because the plants are part of the transitional screening requirements, a note on the plan should be provided that states “If any work occurs within the easement that causes damaged to or requires the removal of any plants associated with the transitional screening, they shall be replaced by the Applicant in the same sizes and quantities shown on the SE Plat within the current growing season.”

Please feel free to contact me with any further questions or concerns.

CSH/

UFMDID #: 197721

cc: DPZ File