

SPECIAL EXCEPTION

RYAN ROAD PROPERTY

SPEX 2010-0001

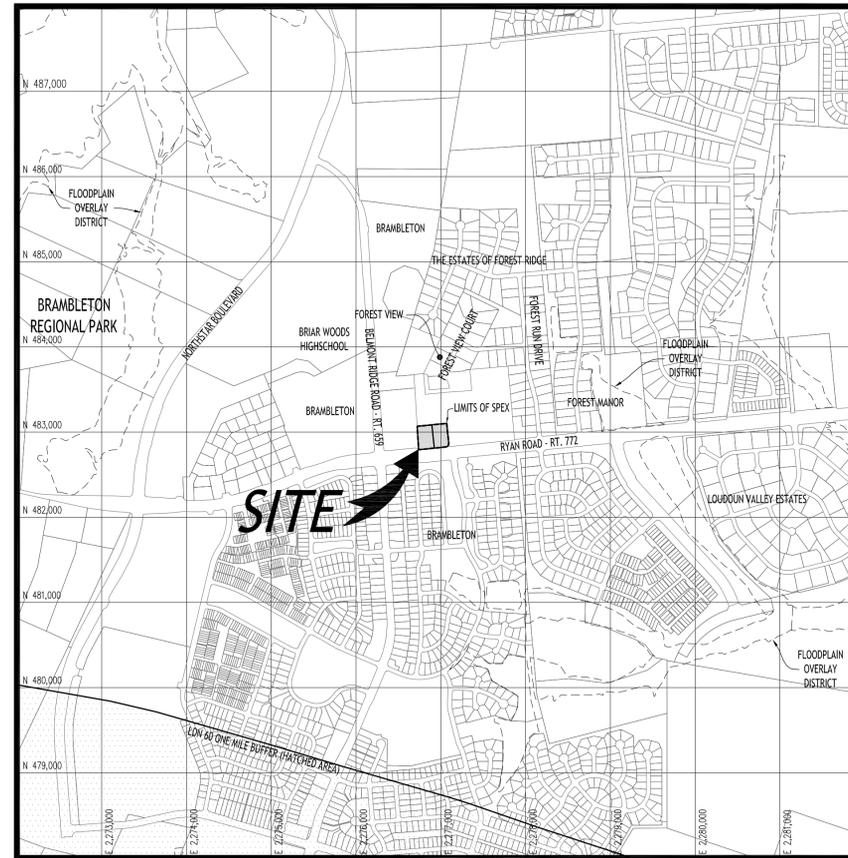
**DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA**

GENERAL NOTES

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE ZONED R-1. THE PARCELS SUBJECT TO THIS APPLICATION ARE TAX MAP 92, PARCEL 26A, MCP#158-28-3534 AND TAX MAP 92, PARCEL 27A, MCP#158-28-6737, AND ARE ADMINISTERED UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. BOUNDARY DATA SHOWN HEREON IS TAKEN FROM A BOUNDARY LINE ADJUSTMENT ENTITLED "BOUNDARY LINE ADJUSTMENT ON THE PROPERTIES OF THE CATHOLIC DIOCESE OF ARLINGTON VIRGINIA," PREPARED BY URBAN LTD, INSTRUMENT# 20100615-0034526.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A TOPOGRAPHIC SURVEY, DATED OCTOBER 2008, PREPARED BY URBAN LTD. THE CONTOUR INTERVAL EQUALS TWO (2) FEET ON VERTICAL DATUM NAVD 29.
4. SOILS INFORMATION SHOWN HEREON IS TAKEN FROM DIGITAL MAPS PROVIDED BY LOUDOUN COUNTY.
5. ALL LIGHTING WILL CONFORM TO THE REGULATIONS SET FORTH IN SECTION 5-1500 (PERFORMANCE STANDARDS) OF THE 1993 REVISED LOUDOUN COUNTY ZONING ORDINANCE AND CHAPTER 7 OF THE LOUDOUN COUNTY FACILITY STANDARDS MANUAL. LOCATIONS WILL BE DETERMINED AT THE SITE PLAN STAGE.
6. A PHASE 1 ARCHEOLOGICAL ASSESSMENT ENTITLED, "PHASE I ARCHEOLOGICAL INVESTIGATIONS OF THE ±19.29 ACRE ODA-RYAN ROAD PROPERTY, LOUDOUN COUNTY, VIRGINIA," DATED NOVEMBER 2008, HAS BEEN PREPARED BY WSI. THE DISPOSITION OF EXISTING STRUCTURES DEPICTED ON THIS PLAN ARE IDENTIFIED IN THIS REPORT.
7. BUFFERS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1400 OF THE 1993 REVISED LOUDOUN COUNTY ZONING ORDINANCE UNLESS OTHERWISE MODIFIED WITH A FORMAL REQUEST. THERE IS EXISTING VEGETATION ONSITE WHICH MAY COUNT TOWARD THE PLANTED BUFFER.
8. BASED ON A PHASE I ENVIRONMENTAL SITE ASSESSMENT CONDUCTED BY ENVIRONMENTAL CONSULTANTS AND CONTRACTORS INC ON NOVEMBER 7, 2008, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE AND THERE ARE NO PROPOSED FUEL STORAGE FOR THE SITE.
9. NO JURISDICTIONAL WETLANDS EXIST WITHIN THE SPEX SITE. SEE JURISDICTIONAL DETERMINATION RECEIVED FROM THE CORPS OF ENGINEERS J04 03-R2119 DATED DECEMBER 4, 2008. ANY DISTURBANCE WITHIN THE DESIGNATED WETLAND AREAS WILL BE PERMITTED WITH THE ARMY CORPS OF ENGINEERS. APPLICANT WILL PROVIDE EVIDENCE TO LOUDOUN COUNTY OR ARMY CORPS OF ENGINEERS & DEPARTMENT OF ENVIRONMENTAL QUALITY PERMITS PRIOR TO LAND DISTURBANCE.
10. PUBLIC STREETS SHALL BE DESIGNED TO THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE FACILITIES STANDARDS MANUAL, OR APPROVED MODIFICATION. ALL PUBLIC STREETS SHOWN SHALL BE CONTAINED WITHIN A DEDICATED PUBLIC RIGHT-OF-WAY.
11. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL SECTION 5.000. SWM/BMP'S WILL BE PROVIDED ONSITE USING LID MEASURES OR MAY BE PROVIDED WITH THE ADJACENT RYAN ROAD PROPERTY, SBPL 2010-0002. (SEE CONDITIONS OF APPROVAL IV.4.)
12. PUBLIC WATER AND SEWER FACILITIES ARE AVAILABLE FOR EXTENSION.
13. A TREE STAND EVALUATION, DATED NOVEMBER 7, 2008, WAS PERFORMED BY WSI.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS MAP
3. SPECIAL EXCEPTION PLAT
4. LANDSCAPE PLAN



VICINITY MAP

SCALE : 1"=1000'

ENGINEER
J2 ENGINEERS, INC
7030 INFANTRY RIDGE ROAD
MANASSAS, VIRGINIA 20109
703-361-1550

ATTORNEY
COOLEY LLP
11951 FREEDOM DRIVE
RESTON, VIRGINIA 20190
703-456-8000

TRANSPORTATION CONSULTANT
WELLS & ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 600
MCLEAN, VIRGINIA 22102
703-917-6620

APPLICANT
VAN METRE COMMUNITIES, LLC
5252 LYNATE COURT
BURKE, VIRGINIA 22015
703-425-2600

OWNER
**THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC
DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE**
200 NORTH GLEBE ROAD, SUITE 704
ARLINGTON, VIRGINIA 22203

SIGNATURE (OWNER) _____ DATE _____

<p><i>Cover Sheet</i></p> <p>SPEX 2010-0001</p> <p>Ryan Road Property</p> <p>DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA</p>				 J2 Engineers, Inc. 7030 Infantry Ridge Road Manassas, VA 20109 703.361.1550 (office) 703.361.1566 (fax) www.j2engineers.com
PLAN# <small>VM0806-RR-COVER</small>	DATE: <small>JANUARY 2010</small>	CONTOUR INT. <small>N/A</small>	SCALE: <small>1"= 1000'</small>	
No.	DATE	DESCRIPTION	PLAN DATE	SHEET
4	06-15-10	REVISED PER RECORDATION OF BLAD 2009-0061	02-11-10	1 OF 4
3	05-05-10	REVISED PER 1ST SUBMISSION COMMENTS	03-04-10	
2	03-04-10	REVISED OWNERS INFORMATION	05-05-10	
1	02-11-10	REVISED PER CHECKLIST REVIEW	06-15-10	
REVISIONS				



VA STATE GRID NORTH
N

SOILS LEGEND			
NUMBER	NAME	CLASS	HYDRIC
60C	SYCOLINE CATLETT COMPLEX	II R	NO
62B	KELLY SYCOLINE COMPLEX	III WP	NO

SOILS LEGEND
67B SOILS

LEGEND:
 WETLANDS
 EXISTING TREE LINE
 EXISTING TREE
#804 SPECIMEN TREE, PURSUANT TO TREE STAND EVALUATION (SEE TABLE BELOW)

- SPECIMEN TREES**
- #804 WHITE OAK - 39.4" DBH. OPEN GROWN, GOOD FORM, HEALTH AND QUALITY. A CHAIN IS ANCHORED TO THE TREE ON THE WESTERN SIDE.
 - #805 WHITE OAK - 41.8" DBH. OPEN GROWN, GOOD FORM, HEALTH AND QUALITY.
 - #806 SOUTHERN RED OAK - 39.3" DBH. GOOD OVERALL FORM, HEALTH AND QUALITY.
 - #807 SOUTHERN RED OAK - 42.6" DBH. GOOD OVERALL FORM, FAIR HEALTH AND QUALITY. SEVERAL LARGE DEAD BRANCHES PRESENT.
 - #814 SOUTHERN RED OAK - 33.7" DBH. GOOD OVERALL FORM, HEALTH AND QUALITY.
 - #815 WHITE OAK - 33.5" DBH. GOOD TO FAIR OVERALL HEALTH AND QUALITY. SOME BRANCHES HAVE BEEN TRIMMED ON THE SOUTH SIDE TO PROVIDE CLEARANCE FOR AN OVERHEAD UTILITY LINE.
 - #816 RED MAPLE - 31.1" DBH. FAIR OVERALL FORM, HEALTH AND QUALITY. SEVERAL DEAD BRANCHES PRESENT. A NUMBER OF SHOOTS PRESENT ON THE LOWER PORTION OF TRUNK.

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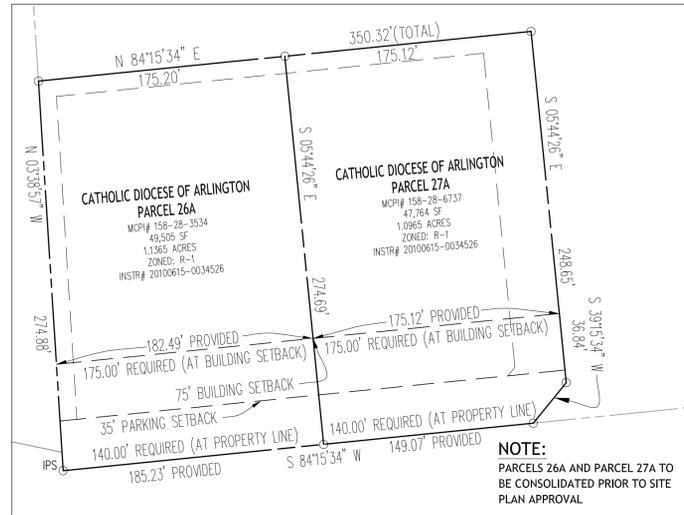
PLAN# VM0206-RR-SPEX
 DATE: JANUARY 2010
 CONTOUR INT. = 2'
 SCALE: 1" = 60'

PLAN DATE
 02-11-10
 03-04-10
 05-05-10
 06-15-10

Existing Conditions Map
SPEX 2010-0001
Ryan Road Property
 DULLES ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

No.	DATE	DESCRIPTION
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LOT CONFIGURATION
1" = 60'



ZONING REQUIREMENTS

R-1 ZONING REQUIREMENTS PURSUANT TO (Z.O. 3-104):

YARD REQUIREMENTS:
 LOT SIZE: 40,000 SF MIN.
 WIDTH: 175 FEET
 FRONT: 35 FEET
 SIDE: 12 FEET ONE SIDE & 9 FEET OTHER SIDE
 REAR: 35 FEET
 LENGTH/WIDTH RATIO: 5:1 MAX
 BUILDING HEIGHT: MAX. ALLOWABLE BUILDING HEIGHT: 40'
 LOT COVERAGE (25% MAX): REQUIRED: 97,269 SF X 0.25 = 24,317 SF MAX PROVIDED: APPROXIMATELY 9,600 SF

OUTDOOR SPACE
 REQUIRED: 75 SF PER CHILD (198 CHILDREN X 75 SF = 14,850 SF)
 PROVIDED: 15,472 SF

PARKING TABULATIONS

USE: CHILD CARE FACILITY
 (198 LICENSED CAPACITY, 18 EMPLOYEES)

PARKING REQ'D = 0.2 SPACES/PERSON IN LICENSED CAPACITY + 1 SPACE/EMPLOYEE NOT RESIDING ON PREMISES
 = (0.2 x 198) + (1 x 18)
 = 58 SPACES

LOADING SPACES REQUIRED= NONE

DESIGNATED PICKUP AND DELIVERY ZONE (PURSUANT TO 5-609(B)(2)(b))

LICENSED CAPACITY = 198

PARKING REQ'D = 1 SPACE/20 CHILDREN
 = 198/20
 = 10 SPACES

TOTAL PARKING REQUIRED = 68 SPACES
 TOTAL PARKING PROVIDED = 68 SPACES (INCLUDES 3 HANDICAP SPACES AS REQUIRED BY ADA)

LEGEND:

- CRITICAL ROOT ZONE OF SPECIMEN TREES (TO BE PRESERVED) (SEE CONDITION OF APPROVAL #5)
- #804 SPECIMEN TREE, PURSUANT TO TREE STAND EVALUATION (SEE SHEET TWO FOR TABLE)

ADDITIONAL REGULATIONS FOR CHILD CARE FACILITIES PURSUANT TO SECTION 5-609 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

CHILD CARE HOMES AND CENTERS ARE PERMITTED PROVIDED THEY COMPLY WITH THE FOLLOWING STANDARDS:

- (A) CHILD CARE HOMES:
- (1) ALL HOMES SHALL BE REGISTERED WITH THE COUNTY PURSUANT TO THE COUNTY CODE.
 - (2) WHEN CALCULATING THE TOTAL NUMBER OF CHILDREN CARED FOR, RESIDENT CHILDREN UNDER THE AGE OF FOURTEEN (14) SHALL BE INCLUDED.
 - (3) THE HOME SHALL BE THE PRINCIPAL RESIDENCE OF THE OPERATOR OF THE CHILD CARE HOME.
 - (4) THE HOME SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF THE COUNTY AND STATE CODES.
 - (5) UNLESS EXEMPTED BY (6) BELOW, A MINIMUM OF 75 SQUARE FEET PER CHILD OF OUTDOOR PLAY SPACE SHALL BE PROVIDED ON THE LOT THE CHILD CARE HOME IS LOCATED AND SHALL BE SHOWN ON A SCHEMATIC PLAT OF THE LOT AT THE TIME OF ISSUANCE OF A ZONING PERMIT. SUCH PLAY AREA SHALL BE FENCED, AS PER SECTION 5-609(B)(1)(A), UNLESS THE APPLICANT CAN SHOW THAT THE PLAY AREA PROVIDES PROPER PROTECTION FROM TRAFFIC AND OTHER HAZARDOUS AND TO NEIGHBORING YARDS.
 - (6) NO PLAY AREA SHALL BE REQUIRED ON-SITE WHEN IT IS DEMONSTRATED THAT THE CHILD CARE HOME IS LOCATED WITHIN 1,000 FEET OF AN EXISTING PARK OR PLAY SPACE OF AT LEAST TWO (2) TIMES THE SIZE REQUIRED FOR THE CHILD CARE HOME, PROVIDING THAT SUCH PARK OR PLAY SPACE MAY BE ACCESSED WITHOUT CROSSING AN ARTERIAL OR COLLECTOR ROAD. SUCH PARK OR PLAY SPACE SHALL EITHER BE A PUBLIC PARK OR PLAY SPACE, OR SHALL BE DEDICATED TO SUCH USES AS PART OF A LOCAL COMMUNITY ASSOCIATION OR PLANNED UNIT DEVELOPMENT.
- (B) CHILD CARE CENTERS SHALL MEET THE CRITERIA OF SECTIONS 5-609(A)(1), (4), (5), AND (6) ABOVE, AND THE FOLLOWING:
- (1) OUTDOOR PLAY AREAS SHALL MEET THE FOLLOWING STANDARDS:
 - (A) A FENCE AT LEAST THREE AND ONE HALF (3 1/2) FEET IN HEIGHT SHALL COMPLETELY ENCLOSE THE PLAY AREA SO THAT CHILDREN ARE SAFELY CONTAINED INSIDE, AND THAT ALL PERSONS ENTERING THE PLAY AREA ARE WITHIN DIRECT LINE OF SIGHT FROM THE CHILD CARE CENTER CLASSROOM AREAS.
 - (B) NO PLAY EQUIPMENT SHALL BE LOCATED WITHIN THE REQUIRED YARD SETBACK OF ANY DISTRICT.
 - (C) OUTDOOR PLAY AREAS SHALL BE SAFELY SEGREGATED FROM PARKING, LOADING, OR SERVICE AREAS (SUCH AS DUMPSTER PADS OR DELIVERY SITES).
 - (2) PARKING AREAS AND VEHICULAR CIRCULATION PATTERNS SHALL MEET THE FOLLOWING STANDARDS:
 - (A) PARKING AREAS SHALL BE DESIGNED TO ENHANCE THE SAFETY OF CHILDREN AS THEY ARRIVE AT AND LEAVE THE FACILITY.
 - (B) A DESIGNATED PICKUP AND DELIVERY ZONE, PROVIDING AT A MINIMUM ONE (1) PARKING SPACE PER TWENTY (20) CHILDREN, SHALL BE LOCATED IN PROXIMITY TO THE CHILD CARE STRUCTURE IN SUCH A WAY THAT PROVIDES SAFE AND CLEARLY DESIGNATED ACCESS TO ENTER OR EXIT THE CENTER.

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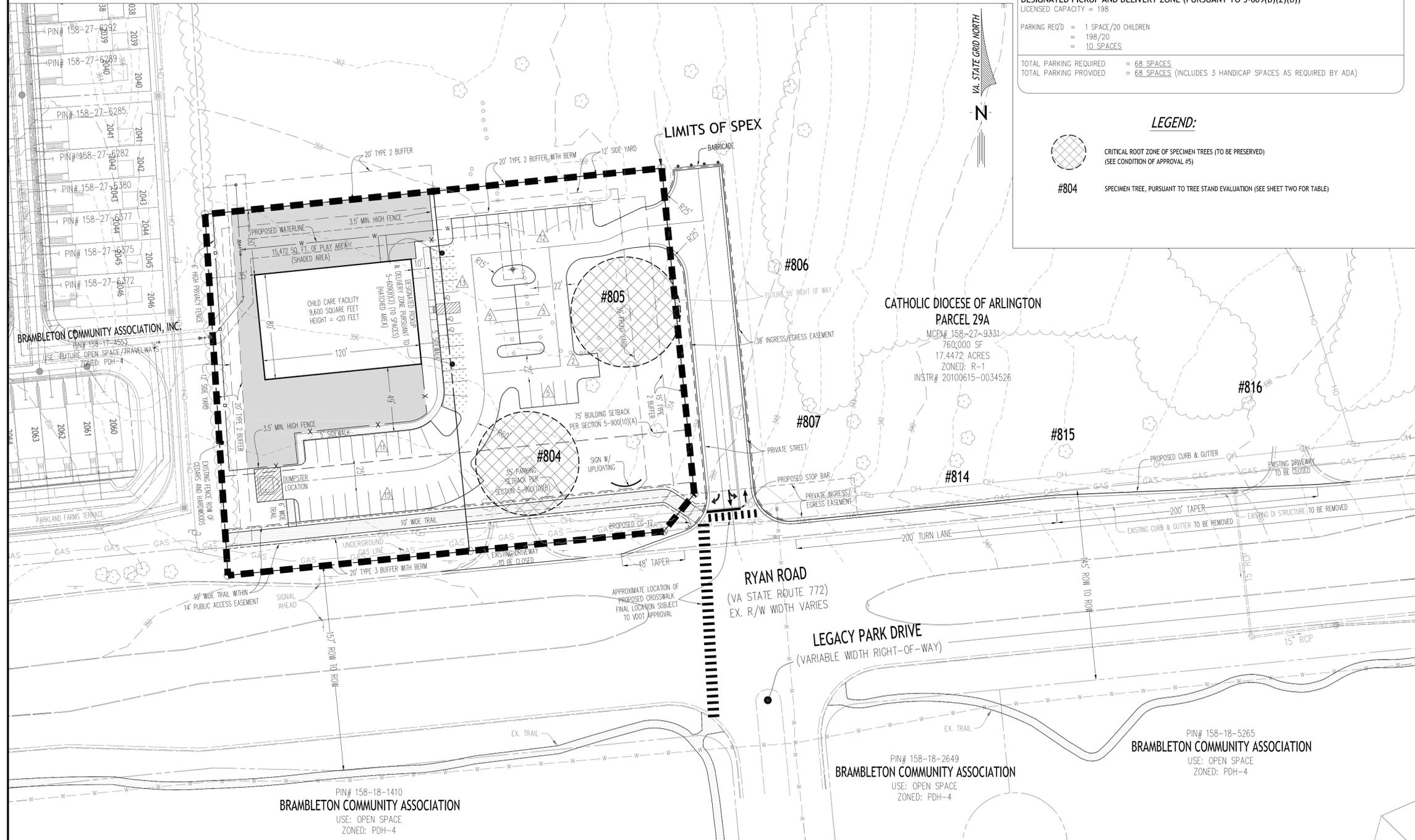
PLAN# VMO2006-RR-SPEX
 DATE: JANUARY 2010
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 SCALE: 1" = 40'

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Special Exception Plat
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 LOUDOUN COUNTY, VIRGINIA

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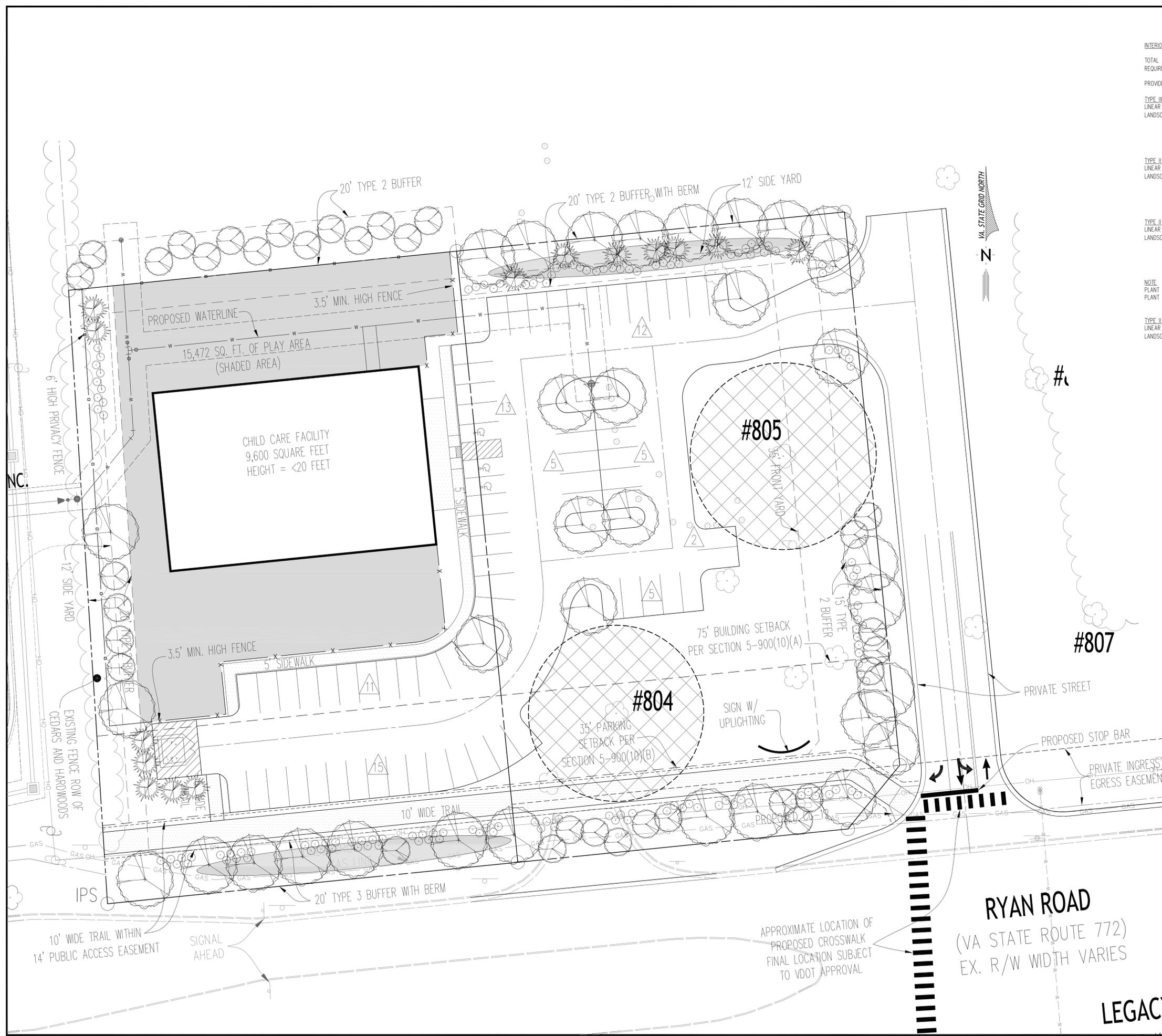
SHEET
3
 OF
4



PIN# 158-18-1410
BRAMBLETON COMMUNITY ASSOCIATION
 USE: OPEN SPACE
 ZONED: PDH-4

PIN# 158-18-2649
BRAMBLETON COMMUNITY ASSOCIATION
 USE: OPEN SPACE
 ZONED: PDH-4

PIN# 158-18-5265
BRAMBLETON COMMUNITY ASSOCIATION
 USE: OPEN SPACE
 ZONED: PDH-4



INTERIOR PARKING LOT LANDSCAPING:

TOTAL PARKING SPACES: 68
 REQUIRED CANOPY TREES: 68/10 = 6.8 = 7 TREES
 PROVIDED CANOPY TREES: 7 TREES

TYPE III BUFFER: (SOUTH ALONG RYAN ROAD) FRONT
 LINEAR FEET OF FRONT BUFFER YARD: 335 LF
 LANDSCAPING FOR FRONT YARD:

	REQUIRED (PER 100' LINEAR FEET)	PROVIDED
CANOPY TREES:	3	10
UNDERSTORY TREES:	3	10
EVERGREENS:	0	0
SHRUBS:	20	67

TYPE II BUFFER: (EAST ALONG FUTURE ROW) FRONT
 LINEAR FEET OF FRONT BUFFER YARD: 249 LF
 LANDSCAPING FOR FRONT YARD:

	REQUIRED (PER 100' LINEAR FEET)	PROVIDED
CANOPY TREES:	3	8
UNDERSTORY TREES:	2	5
EVERGREENS:	0	0
SHRUBS:	10	25

TYPE II BUFFER: (NORTH ALONG FUTURE SUBDIVISION) SIDE
 LINEAR FEET OF SIDE BUFFER YARD: 350 LF
 LANDSCAPING FOR SIDE YARD:

	REQUIRED (PER 100' LINEAR FEET)	PROVIDED
CANOPY TREES:	2	7*
UNDERSTORY TREES:	4	14**
EVERGREENS:	2	7*
SHRUBS:	10	35*

NOTE
 PLANT MATERIAL PLANTED ALONG BERM*
 PLANT MATERIAL PLANTED ALONG FENCE**

TYPE II BUFFER: (WEST ALONG BRAMBLETON) SIDE
 LINEAR FEET OF REAR BUFFER YARD: 275 LF
 LANDSCAPING FOR SIDE YARD:

	REQUIRED (PER 100' LINEAR FEET)	PROVIDED
CANOPY TREES:	2	2
UNDERSTORY TREES:	4	4
EVERGREENS:	2	2
SHRUBS:	10	10

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Landscape Plan
 SPEX 2010-0001
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LANDSCAPE LEGEND

CANOPY TREE	
UNDERSTORY TREE	
EVERGREEN	
SHRUB	
BERM	

SHEET
4
 OF
4

RYAN ROAD
 (VA STATE ROUTE 772)
 EX. R/W WIDTH VARIES

LEGACY P