



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**January 11, 2023**

**SECOND:**

**Regular Meeting**

**Res. No. 23-00x**

**RE:**

**SPECIAL USE PERMIT #SUP2019-00004  
CASALIGHT NOKESVILLE CHILD CARE SCHOOL  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request for a special use permit to allow a private school with associated child care facility, within the A-1, Agricultural, zoning district; and

**WHEREAS**, the subject ±5.0-acre property is located on the east side of Kettle Run Road, ±0.54 miles south of Vint Hill Road, is currently addressed as 10609 Kettle Run Road, and is identified on County maps as GPIN 7494-68-2020; and

**WHEREAS**, the site is currently designated RN, Residential Neighborhood, with a T-1B transect density in the Comprehensive Plan; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

**WHEREAS**, the Applicant submitted revisions/updates to further address the Planning Commission's deferral on October 12, 2022, and those updates were presented for further consideration at the January 11, 2023 public hearing; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission recommends approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to the conditions dated December 20, 2022.

**ATTACHMENT:** SUP Conditions, dated December 20, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

Attest:

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Oly Peña

Clerk to the Planning Commission

**SPECIAL USE PERMIT CONDITIONS**

**Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School**

**Owner/Applicant: Abdellatif (Latif) Mrichcha**

**County GPIN: 7494-68-2020**

**Address: 10609 Kettle Run Road**

**Special Use Permit Area: ±5.0 acres (the "Property")**

**Zoning: A-1, Agricultural**

**Planned Land Use: RN, Residential Neighborhood (T-1B transect)**

**Magisterial District: Brentsville**

**Date: December 20, 2022**

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein by this special use permit.

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The Applicant shall file a site plan within two (2) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. An occupancy permit for any portion or phase of the building shall vest the Applicant's occupancy.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled "Special Use Permit Plan – Proposed Casalight School" prepared by GeoEnv Engineers, dated April 2018, and stamp-dated December 16, 2022 (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval.
2. Use Parameters:
  - a. Permitted Uses: The use approved with this special use permit (SUP) shall be limited to a private school with associated child care facility. The total of number children for both uses combined shall not exceed 160 at any one time.
    - i. Private School: Such "private school" shall be established as the primary/principal use of the Property and shall be accredited, as defined as a bona fide educational institution that provides instruction, which is equivalent to public school education to public school-age children. The private school operation, including the private kindergarten program, shall be accredited and shall be subject to standards and parameters of State accreditation, including licensing by the State of Virginia through the Virginia Council for Private Education ("VCPE"), as authorized by the Virginia Board of Education in Section 22.1-19 of the Code of Virginia. As the principal use, the private school shall have a minimum required annual enrollment of 100 students.

## SUP Conditions

In the event the principal use as a private school ceases, all other use of the Property permitted through this SUP shall cease.

- ii. Child Care: As a secondary use, such child care/day care facility shall accommodate a maximum of up to 60 children. Such child care use shall only be permitted as an accessory to the principal use (private school), as per this SUP.
  - b. Building Sizes: As permitted through this SUP and as shown on the SUP Plan, Building #1 shall not exceed 15,000 square feet ("SF") and Building #2 shall not exceed 10,000 SF.
  - c. Hours of Operation: The facility hours of operation shall be between 6:00 a.m. to 7:00 p.m., which includes private school, pre-school, and afterschool programs.
  - d. Child Drop-off / Pick-up: All child drop-off and pick-up shall be conducted on the site. Pick-up and drop-off of children from Kettle Run Road shall be prohibited.
  - e. Outdoor Speakers: Any outdoor speakers, if provided, shall not be audible beyond the limits of the Property.
  - f. Onsite Parking Limitation: All vehicle parking for any use of the Property shall be provided onsite and occur within the designated onsite parking spaces on the Property. No vehicles associated with any use of the Property shall be parked along Kettle Run Road.
3. Community Design:
- a. Building Height: The overall maximum height of any onsite building shall not exceed 25 feet, as defined in the Zoning Ordinance.
  - b. Building Design Theme: The overall design theme and style of the proposed buildings shall utilize brick as the primary building materials for the façades, and shall be in general conformance to the building view perspectives as provided by the Applicant.
  - c. Signage: All signage shall be in conformance with the Zoning Ordinance. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
  - d. Entrance Sign: Notwithstanding what is currently reflected on the SUP Plan, any freestanding sign shall be oriented perpendicular to Kettle Run Road and shall be designed as a monument-style entrance sign feature with low-growth landscaping at the sign base and supplemental planting areas, which shall be incorporated into the landscaping along the frontage. The sign design shall be compatible to the building style, while incorporating similar design elements. The finished sign height shall be limited to a maximum of eight (8) feet.



## SUP Conditions

- e. Buffering & Landscaping: Based on existing site conditions and in order to mitigate the impacts, the following landscaping improvements shall be required:
    - i. A 30-foot landscape buffer shall be provided along the northern, southern, and eastern perimeters of the Property, as indicated on the SUP Plan.
    - ii. A 25-foot landscape buffer, as modified and at variable width as shown on the SUP Plan, shall be provided along the Kettle Run Road frontage and at a planting standard of 130 plant units / 100 linear feet. Landscaping shall be located outside of any sight distance easement and/or utility easements, allowing only for minimal perpendicular utility crossings.
    - iii. The Applicant shall use native plant species representative of the rural character of the area in the overall landscape design. Such landscape design shall be provided by either a Virginia Certified Landscape Designer or Registered Landscape Architect.
    - iv. The Applicant shall use exclusively indigenous species in replanting/enhancing any onsite landscape areas.
    - v. All landscaping areas shall adhere to all current DCSM planting requirements, or as modified through this SUP, and shall be maintained by the Applicant.
  - f. Onsite Lighting:
    - i. All outdoor lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties. All parking lot light fixtures and building light fixtures shall be full cut-off fixtures, and the lighting design shall be shown on the approved final site plan.
    - ii. Any freestanding parking lot light poles shall have a maximum height of twenty (20) feet. All pole heights and locations shall be noted on the approved final site plan.
4. Environment:
- a. Water Quality Monetary Contribution: The Applicant shall contribute \$75 per acre ( $\pm 5.0$  acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration, and/or drainage improvements.
  - b. Limits of Clearing & Grading: The Applicant shall adhere to the delineated limits of clearing and grading, as shown on the SUP Plan. The area outside of the limits of clearing and grading, at the eastern/rear portion of the Property and/or designated as tree save, shall remain undisturbed and left to naturally reforest. Existing vegetation located outside of such areas identified shall be preserved. However, the Applicant may remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as

## SUP Conditions

well as dead, dying, or hazardous trees, and revegetate those areas with indigenous trees, shrubs, and/or ground cover, in coordination with the County Arborist.

- c. Extent of SWM/BMP Feature: At final design, such onsite stormwater management feature (including the easement) located at the southwestern end of the Property shall not encroach into the required 30-foot landscape buffer.
  - d. Reforestation Along Drainage Swale/Stream Feature: In conjunction with the 20-foot buffer on each side, such reforestation shall be as outlined in DCSM Section 800, planting 6-foot to 7-foot tall trees at a 150 plant units / 100 linear feet of buffer. This shall apply for the approximately 40-foot-wide channel buffer (approximately 20 feet on either side of the channel).
5. Fire & Rescue:
- a. Monetary Contribution: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area (up to ±25,000 gross square feet) to be utilized/occupied on the Property for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
  - b. Emergency Evacuation Plan: An emergency evacuation plan shall be developed and submitted to the Fire Marshal's Office for review and approval prior to issuance of occupancy permit.
6. Security & Maintenance of Property:
- a. Graffiti Removal: Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
  - b. Onsite Security: The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, emergency evacuation plan, or other methods, as needed.
  - c. Site Maintenance: The Applicant shall remove litter, trash, and debris from the Property on a daily basis, or more often, as needed.

7. Transportation:
  - a. Right-of-Way Dedication: The Applicant shall dedicate 10 feet of additional right-of-way along Kettle Run Road to accommodate the sidewalk and turn lane/taper for access into the Property.
  - b. Access Improvements: Site access on Kettle Run Road shall be limited to a right-in/right-out ("RI/RO") configuration.
    - i. Such entrance design shall include a raised "porkchop" concrete island separating the RI/RO movements, as indicated on the SUP Plan.
    - ii. A northbound 200-foot transition taper and 100-foot right-turn lane shall be constructed entering the Property.
  - c. Sidewalk Along Frontage: The Applicant shall provide a 5-foot sidewalk along the Property frontage of Kettle Run Road, to be built to DCSM standards, along with onsite pedestrian connections and extended sidewalks to serve the Property.
  - d. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, fire lanes, adjoining road network, or encroach upon buffer and landscaped areas as shown on the SUP Plan.
8. Public Water Service Connection: The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop the Property.
9. Public Sewer Service Connection: The Applicant shall plan, design, and construct all onsite and offsite public sewer utility improvements necessary to develop the Property.
10. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# **UPDATE MEMO**

<b>PC Meeting Date:</b>	January 11, 2023
<b>Agenda Title:</b>	Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to conditions dated December 20, 2022
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer

## **Summary of Planning Commission Public Hearing**

At the October 12, 2022 public hearing, the Planning Commission reviewed the above-referenced proposal and received public testimony. There were seven (7) individuals who spoke in support of the proposal due to the following reasons: community benefits; enhanced and diverse learning opportunities for children; in-demand child care and afterschool programs; overall favorable location; and positive relationship/experience with the applicant.

At the October 12<sup>th</sup> public hearing, the Planning Commission discussed the following items related to this proposal: details/structure of the private school and child care use; sewer policy concerns; encroachment into the Rural Area; onsite sewer system options; access improvements; extent of parking and impervious area; stormwater management; and implications of the pending Pathway to 2040 Comprehensive Plan Update.

The Planning Commission closed the public hearing and deferred to a date certain of January 11, 2023, to allow the Applicant additional time to address outstanding and pending issues associated with the proposal. The Applicant has agreed to an extension of the decision deadline to facilitate this date.

### **Applicant Updates**

On December 20, 2022, the Applicant submitted an updated information package to the Planning Office in response to the concerns raised at the October 12<sup>th</sup> Planning Commission public hearing. The Applicant has made the following amendments/revisions for the Planning Commission to consider at the January 11, 2023 meeting:

1. Reassessed onsite parking area and looked at reducing impervious surface area onsite. (currently, more than double the required standard) The Applicant provided a new parking comparison survey/exhibit for similar types of facilities, summary parking breakdown table, and DCSM Table 6-8 (day care facilities), as attached. Overall parking on SUP Plan was reduced from 48 to 44 spaces, by reducing handicap spaces.
2. Removed 4-inch reference to sewer line, as previously indicated on SUP Plan. Applicant now has shown a 1.5-inch pressured sewer line to serve the site. During site plan review, the Applicant will be required to provide a sewer study, to be completed by a qualified Professional Engineer.
3. Look at overall stormwater management for site (due to impervious surface). The stormwater management feature was amended and more bioretention details are provided on the SUP Plan.
4. Amended SUP Plan, stamp-dated December 16, 2022
5. Amended ECA, stamp-dated December 16, 2022
6. Summary standard table of provider versus student for day care facility, as further background and context. The Applicant has provided a print-out from Virginia state standards (VDSS).

### **Amended Policy Implications – Pathway to 2040 Comprehensive Plan Update**

At the December 13, 2022 Board of County Supervisors public hearing, the Pathway to 2040 Comprehensive Plan Update was adopted. In summary, the following major changes are provided as they impact this specific proposal:

- The land use designation for the site has changed from AE, Agricultural or Estate, to Residential Neighborhood (RN) with a T-1B transect density.
- The Rural Area polices no longer pertain, as there is no more formal delineated Rural Area/Rural Crescent.

- A revised Sewer Chapter has been adopted, and now includes an option to connect to public sewer, based on amended policies. There are no longer policies that prohibit connections to public sewer infrastructure in the Rural Area.

### **Summary of Amended Staff Analysis – Pathway to 2040 Comprehensive Plan Update**

Due to the timing of this update memo with the recently adopted Comprehensive Plan Update, a full policy analysis has not been completed. However, based on preliminary assessment of the new Comprehensive Plan, the following previously stated issues/weaknesses in the staff report no longer pertain and are being removed and/or amended in staff's analysis:

**Long-Range Land Use Plan Analysis** – Prior to the adoption of the Pathway to 2040 Comprehensive Plan Update, staff had found the scale and intensity of the development inconsistent with the intent of the Rural Area. As these policies have now been removed from the Comprehensive Plan and the site is now designated Residential Neighborhood (RN), the weakness related to consistency with the Rural Area intent and purpose is no longer applicable. A private school with a child care center is compatible to other uses anticipated within RN designated areas. Although the intensity of development proposed through this application remains high based upon the existing development patterns on immediately adjacent properties, it is not entirely out of context given the high school and elementary school across the street, and as such, is less of a concern.

On balance, this application, is now found to be consistent with the relevant components of the Long-Range Land Use Plan.

**Sanitary Sewer Plan Analysis** – The Pathway to 2040 Comprehensive Plan Update removed many of the restrictions to public sewer within the rural areas of the County. As such, the weakness related to the proposed connection to public sewer is no longer applicable, and staff can now find the proposal consistent with this component of the Comprehensive Plan. Further, given this policy change, staff is revising the conditions of approval to remove the requirement for an onsite septic system.

### **Staff Conclusions & Recommendation**

As indicated in the above section, there are amendments to the staff analysis specific to the Land Use and Sanitary Sewer chapters of the Comprehensive Plan. In summary, with the Rural Area being removed and amended sewer connection policies, several of the weaknesses previously noted within the staff report are no longer applicable.

Staff maintains its recommendation of approval for Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to the revised conditions dated December 20, 2022.

### **Timing Contingencies**

The Planning Commission has until January 10, 2023, which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

On October 12, 2022, the Planning Commission opened the public hearing, received community feedback, closed the hearing, and deferred consideration of the proposal to a date certain of January 11, 2023. This is the soonest/first available Planning Commission meeting in 2023 and just one day beyond the required timeline, to which the Applicant has agreed.

### **Attachments** (as provided, following this memo)

- Updated Redline SUP Conditions (dated December 20, 2022)
- Revised SUP Plan (stamp-dated December 16, 2022)
- Revised ECA (stamp-dated December 16, 2022)
- Parking Comparison Summary Exhibit & Table
- Provider/Child Summary Information, from website (by Applicant)
- Planning Commission Staff Report, from October 12, 2022 public hearing

**SPECIAL USE PERMIT CONDITIONS**

**Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School**

**Owner/Applicant: Abdellatif (Latif) Mrichcha**

**County GPIN: 7494-68-2020**

**Address: 10609 Kettle Run Road**

**Special Use Permit Area: ±5.0 acres (the "Property")**

**Zoning: A-1, Agricultural**

**Planned Land Use: ~~AE, Agriculture or Estate RN, Residential Neighborhood (T-1B transect)~~**

**Magisterial District: Brentsville**

**Date: ~~October 4, 2022~~ December 20, 2022**

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein by this special use permit.

~~This special use permit ("SUP") to also allow for the connection to public water into the Rural Area satisfies the intent of a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia. =~~

The Applicant shall file a site plan within two (2) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. An occupancy permit for any portion or phase of the building shall vest the Applicant's occupancy.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled "Special Use Permit Plan – Proposed Casalight School" prepared by GeoEnv Engineers, dated April 2018, and ~~revised through on August 2, 2022~~ stamp-dated December 16, 2022 (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval.
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may remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees, and revegetate those areas with indigenous trees, shrubs, and/or ground cover, in coordination with the County Arborist.

- c. Extent of SWM/BMP Feature: At final design, such onsite stormwater management feature (including the easement) located at the southwestern end of the Property shall not encroach into the required 30-foot landscape buffer.
  - d. Reforestation Along Drainage Swale/Stream Feature: In conjunction with the 20-foot buffer on each side, such reforestation shall be as outlined in DCSM Section 800, planting 6-foot to 7-foot tall trees at a 150 plant units / 100 linear feet of buffer. This shall apply for the approximately 40-foot-wide channel buffer (approximately 20 feet on either side of the channel).
5. Fire & Rescue:
- a. Monetary Contribution: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area (up to ±25,000 gross square feet) to be utilized/occupied on the Property for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
  - b. Emergency Evacuation Plan: An emergency evacuation plan shall be developed and submitted to the Fire Marshal's Office for review and approval prior to issuance of occupancy permit.
6. Security & Maintenance of Property:
- a. Graffiti Removal: Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
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  - c. Site Maintenance: The Applicant shall remove litter, trash, and debris from the Property on a daily basis, or more often, as needed.

7. Transportation:
  - a. Right-of-Way Dedication: The Applicant shall dedicate 10 feet of additional right-of-way along Kettle Run Road to accommodate the sidewalk and turn lane/taper for access into the Property.
  - b. Access Improvements: Site access on Kettle Run Road shall be limited to a right-in/right-out ("RI/RO") configuration.
    - i. Such entrance design shall include a raised "porkchop" concrete island separating the RI/RO movements, as indicated on the SUP Plan.
    - ii. A northbound 200-foot transition taper and 100-foot right-turn lane shall be constructed entering the Property.
  - c. Sidewalk Along Frontage: The Applicant shall provide a 5-foot sidewalk along the Property frontage of Kettle Run Road, to be built to DCSM standards, along with onsite pedestrian connections and extended sidewalks to serve the Property.
  - d. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, fire lanes, adjoining road network, or encroach upon buffer and landscaped areas as shown on the SUP Plan.
8. Public Water Service Connection: The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop the Property.
- ~~9. Onsite Septic Sewer Condition of Approval: The Applicant shall utilize a private onsite septic system, which may include alternative technologies, subject to approval by the Health Department prior to final site plan approval. The overall development intensity and building footprint, including the building size, capacity, and floor area, shall be proportionally reduced if the onsite septic requirements, which are generated by the number of fixtures and flow rates for the development of the Property, cannot be accommodated onsite.~~
- ~~9. Public Sewer Service Connection: The Applicant shall plan, design, and construct all onsite and offsite public sewer utility improvements necessary to develop the Property.~~
10. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently

## **SUP Conditions**

available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



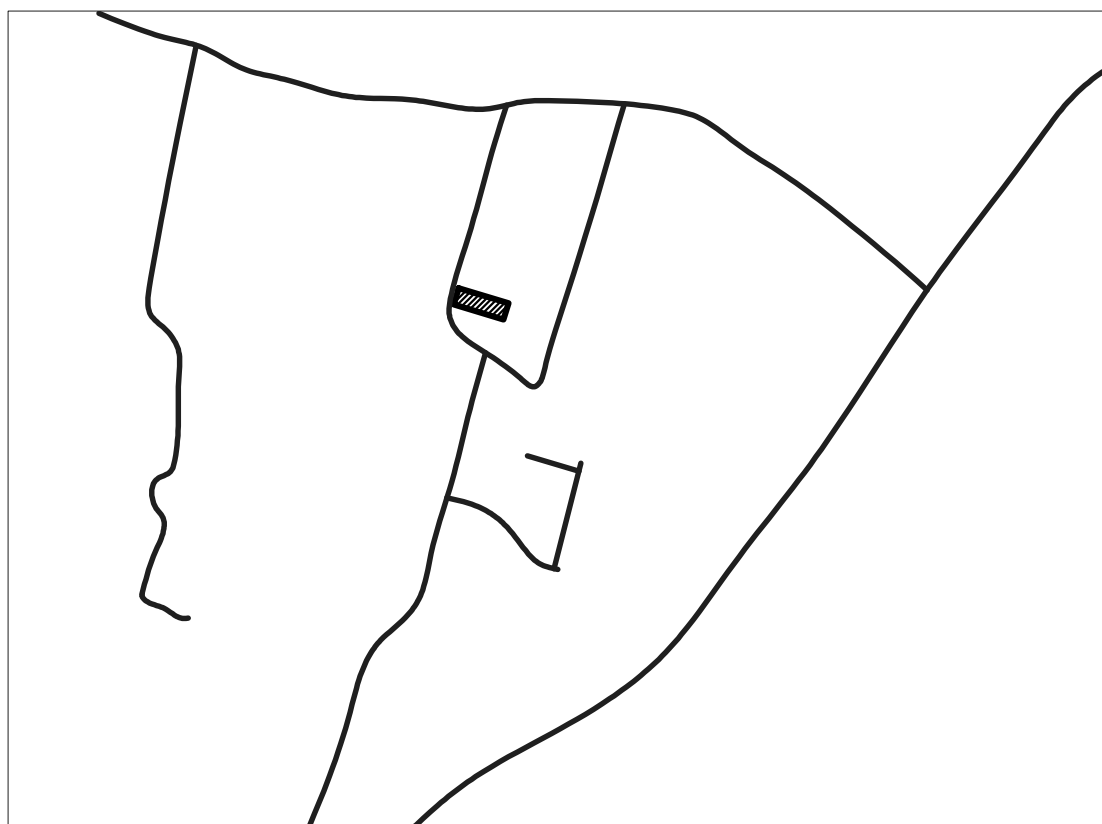
LOT INFORMATION:

OWNER INFORMATION:  
MRICHCHA ABDELLATIF & HASSANIA SURV  
10100 SIR REYNARD LANE, BRISTOW, VA 20136  
PROJECT ADDRESS:10609 KETTLE RUN ROAD, NOKESVILLE VA 20181  
GPN#: 7494-68-2020  
INSTRUMENT #: 201703230022116  
LOT #0008H  
AREA=5.0 AC  
WATERSHED: BROAD RUN (270)  
RPA ON PARCEL: NO  
PRIVATE SEPTIC: NO  
FEMA 100YR FLOODPLAIN: NO  
FEMA PLAN NUMBER 51153C0152D,  
EFFECTIVE ON 01/05/1995  
LOMA INFORMATION: NOT APPLICABLE  
PARENT PARCEL: ORIGINAL PARCEL  
CHILD PARCEL: NO CHILD PARCEL AVAILABLE

GENERAL NOTES

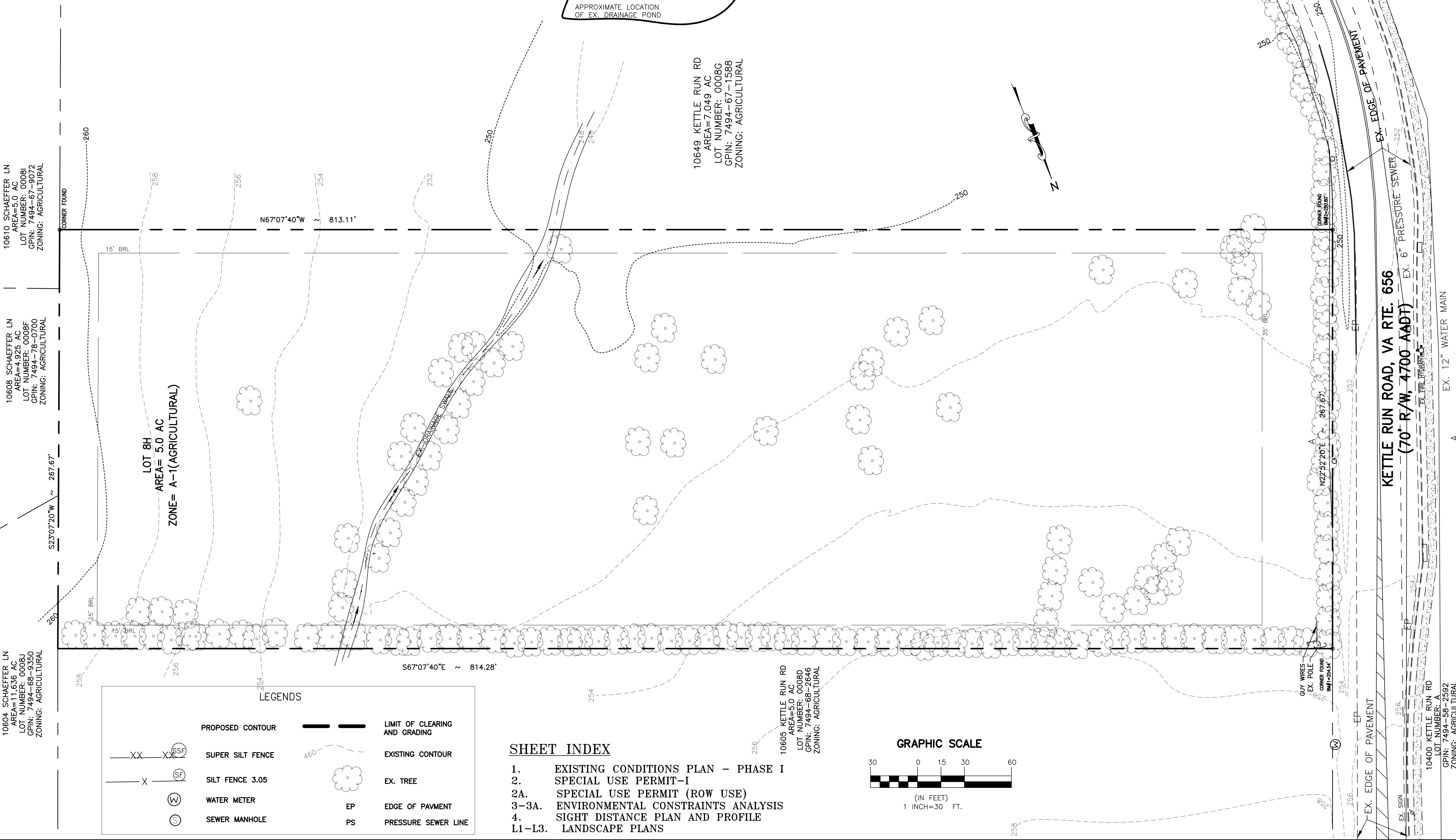
1. PARCEL IDENTIFICATION # : 7494-68-2020
2. ZONE: A-1
3. SETBACK REQUIREMENTS FRONT: 35 FEET  
SIDE : 15 FEET  
REAR: 25 FEET  
MAX BUILDING HEIGHT 35 FEET
4. IMPERVIOUS AREA CALCULATION:  
  
TOTAL LOT AREA = 217,800 SF  
EX. IMPERVIOUS AREA = 0.0 SF  
PROP. BUILDING AREA = 25,000 SF  
PROP. PARKING LOT & ROAD AREA = 34,075 SF  
PROP. WALKWAY AREA = 7,171 SF  
POST IMPERVIOUS AREA = 66,246 SF  
INCREASED IMPERVIOUS AREA = 66,246/66,246\*100% = 100 %  
PERCENTAGE OF IMPERVIOUS AREA (30.4%) WILL BE ADDED INTO THE TOTAL LOT AREA.
5. BOUNDARY INFORMATION WAS TAKEN FROM THE AVAILABLE RECORDS. NO TITLE REPORT WAS FURNISHED.
6. THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORDS.
7. THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE PLAN IS BASED ON THE SURVEY CONDUCTED BY BY GEOENV ENGINEERS AND IS BASED ON USGS DATUM. THE FRONT PROPERTY CORNERS#1 & 2 ARE ASSUMED AS A BENCH MARK.

9. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
10. THE LOT DOES NOT FALL INTO COUNTY MAPPED RPA OR HAS FLOOD PLAIN LIMIT.
11. ALL NEW UTILITIES TO BE CONNECTED TO EXISTING UTILITIES IN ACCORDANCE WITH THE ISSUED PERMITS AND PER SERVICE AUTHORITY STANDARDS' SPECIFICATIONS.
12. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW TWO 1-STORY BUILDING ON THE LOT.
13. THE SOILS ARE MAPPED AS WAXPOOL SILT LOAM (SOIL ID 56A), SYCOLINE-KELLY COMPLEX (SOIL ID 53C), SYCOLINE-KELLY COMPLEX (SOIL ID 53B), REAVILLE SILT LOAM, (SOIL ID 48A), DULLES SILT LOAM (SOIL ID 17A), ARCOLA SILT LOAM (SOIL ID 4B) AND ALBANO SILT LOAM (SOIL ID 3A) PER USDA WEB SOIL SURVEY.
14. ALL THE DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF THE TRANSPORTATION.
15. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF VDOT AND PRINCE WILLIAM COUNTY.
16. NO GRAVESITES ARE FOUND ON THIS LOT.
17. THERE ARE NO WATER BODIES WITHIN THE DEVELOPMENT SITE.



VICINITY MAP

SCALE: 1" = 3,000'



**GeoEnv Engineers**  
Civil, Environmental & Geotechnical Engineering  
10875 Main Street, Suite 213  
Fairfax, VA 22030  
Tel. 703.591.7170 Web Site: [geoenv1.com](http://geoenv1.com)

REVISION	BLOCK	DATE
3.	REVISED PER REVIEW COMMENTS	08/02/2022
2.	REVISED PER REVIEW COMMENTS	05/01/2021
1.	REVISED PER REVIEW COMMENTS	12/04/2021
NO.	DESCRIPTION	DATE
COUNTY PLAN NUMBER #: SUP2019-00005		

PROFESSIONAL SEAL  
COMMONWEALTH OF VIRGINIA  
ABRAHAM A. PHIRAB  
Lic. No. 222988  
12/16/2022  
PROFESSIONAL

EXISTING CONDITIONS PLAN  
- PHASE I  
  
PROPOSED CASALIGHT SCHOOL  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPN#	7494-68-2020
DATE:	DECEMBER 2020
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	1"=30'
SHEET:	1 OF 4



PROJECT DESCRIPTION

THE PROJECT INVOLVES CONSTRUCTION OF CHILD DAYCARE FOR 160 STUDENTS OR 15 CLASS ROOM. THE DAY CARE CONSISTS OF TWO 1-STORY BUILDINGS WITH ASSOCIATED ASPHALT PARKING LOT AND DRIVEWAY, WATER AND SEWER CONNECTION WITHIN THE SITE. THE BUILDINGS PROPOSED TO BE 150 FT LONG BY 100 FT WIDE AND 100 FT LONG BY 100 FT WIDE. THE CONSTRUCTION WILL BE SLAB ON GRADE WITHOUT BASEMENT.

THE SITE IS LOCATED AT 10609 KETTLE RUN RD, NOKESVILLE VA 20181, CONTAINS OF 217,800 SF OR 5.0 ACRE OF LAND AND IS ZONED A-1. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC PRESSURE SEWER.

LAND USE NARRATIVE NOTE:

1. PROPOSED USES AND IMPACTS ON PUBLIC FACILITIES: CHILD DAYCARE CENTER.
2. FLOOR AREA RATIO (FAR) : 11%
3. MAXIMUM HEIGHT OF ALL PROPOSED STRUCTURES: 22 FT
4. MITIGATION OF IMPACTS ON NEIGHBORING PROPERTIES: LANDSCAPING BUFFER AND FENCE.
5. SPECIAL AMENITIES: NATIVE VEGETATION.
6. PROPOSED PHASES OF DEVELOPMENT: 2 PHASE DEVELOPMENTS.
7. PROPOSED PERMITTED WAIVERS : SPECIAL USE PERMIT.
8. SPECIAL DISTRICT :N/A

NOTES:

1. PROPOSED UTILITY LINE AND LOT LINE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH SE PLAT.
2. THE SIZE AND SHAPE OF THE HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
3. CLEARING LIMITS MAY BE ADJUSTED IN CERTAIN AREAS TO FACILITATE POSITIVE DRAINAGE AND FOR UTILITIES CONNECTION.
4. OFFSITE EASEMENTS IF ANY WILL BE RECORDED PRIOR TO FINAL PLAN APPROVAL.

PARKING TABULATIONS-OVERALL

TOTAL NUMBER OF LOTS = 1 LOT  
TOTAL PARKING SPACES REQUIRED  
1 PARKING SPACE PER 5 CHILDREN UP TO 40 CHILDREN,  
THEN 1 PER 10 CHILDREN  
40/5=8 SPACES  
(160-40=120 CHILD) 120/10=12 SPACES  
TOTAL=20 SPACES  
TOTAL PARKING SPACES PROVIDED  
4 HP SPACES  
40 SPACES  
TOTAL 44 SPACES  
LOADING SPACES NONE  
BUS TURNAROUND AREA IS TO BE PROVIDED

BIKE PARKING TABULATIONS-OVERALL

TOTAL PARKING SPACES REQUIRED  
ONE EMPLOYEE SPACE/10,000 SQUARE FEET OF FLOOR AREA  
=25,000 / 10,000 = 2.5 ROUNDED TO 3 SPACES  
TOTAL=3 SPACES  
TOTAL PARKING SPACES PROVIDED  
TOTAL 5 SPACES

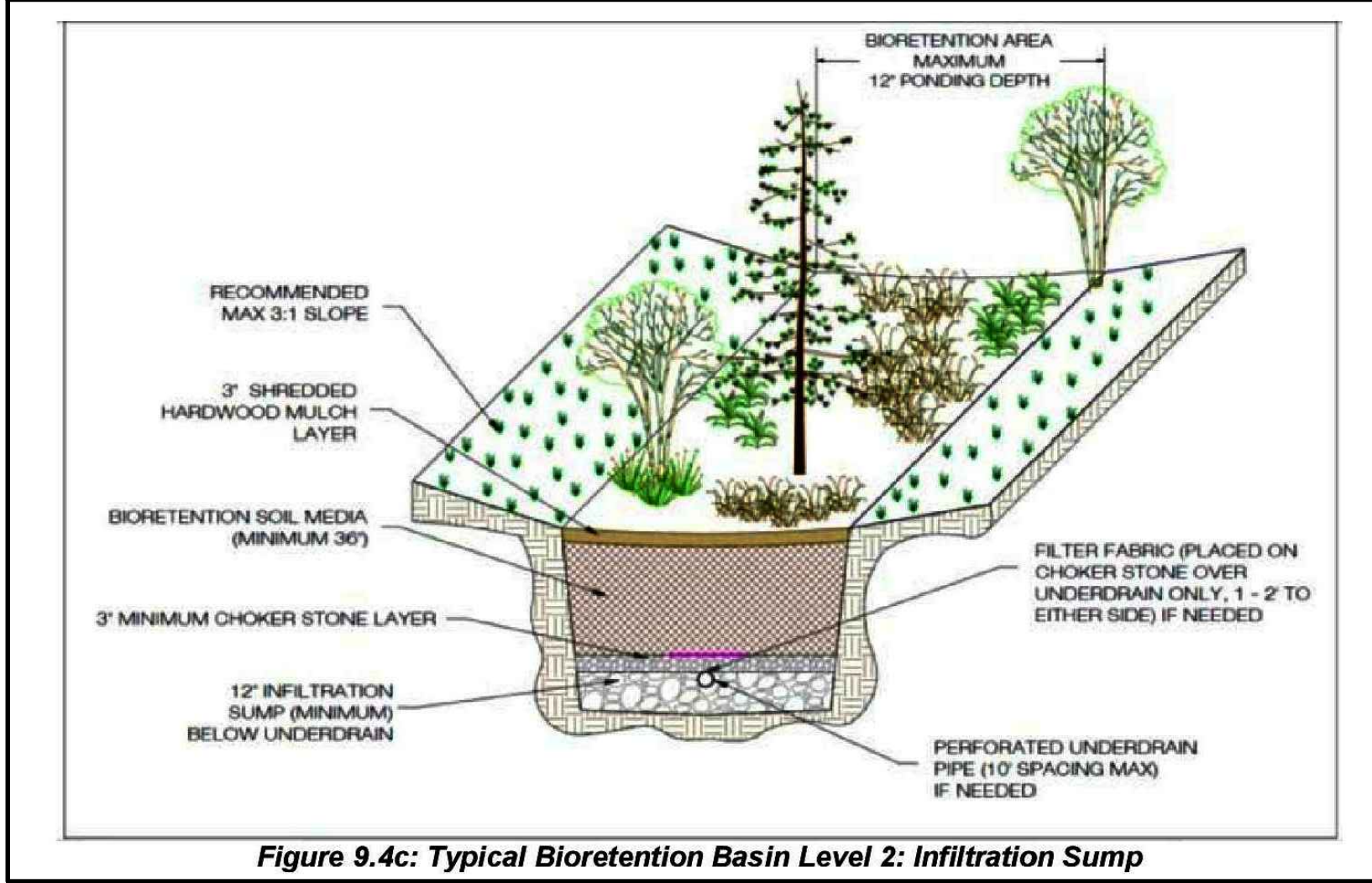
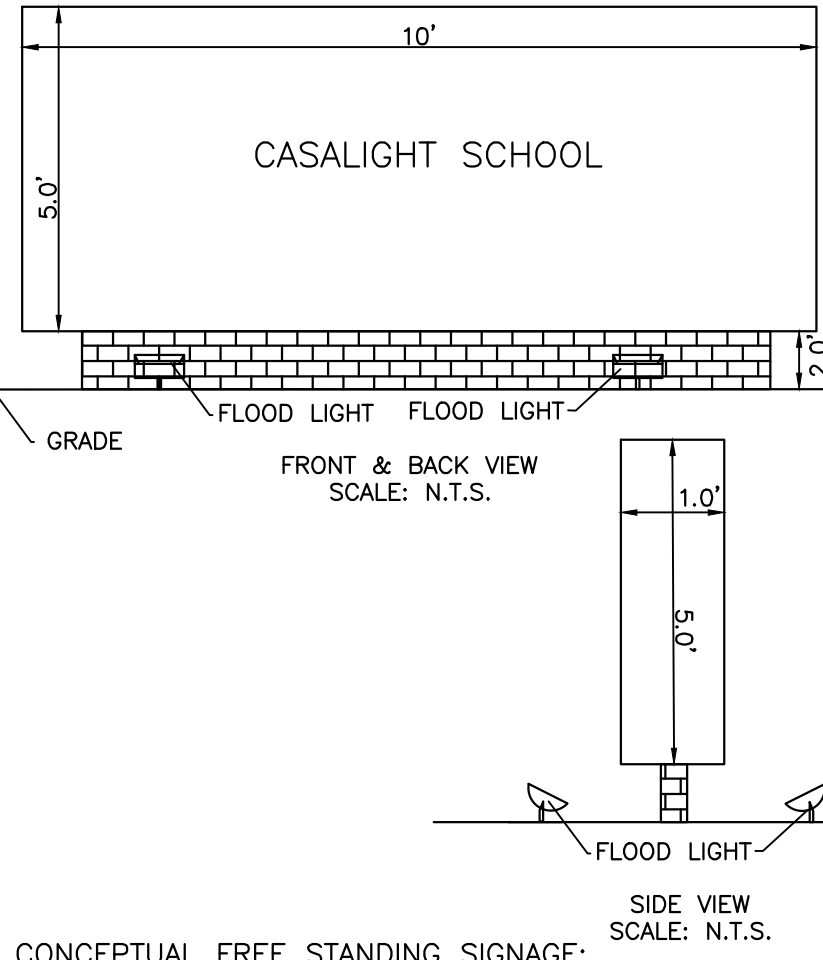
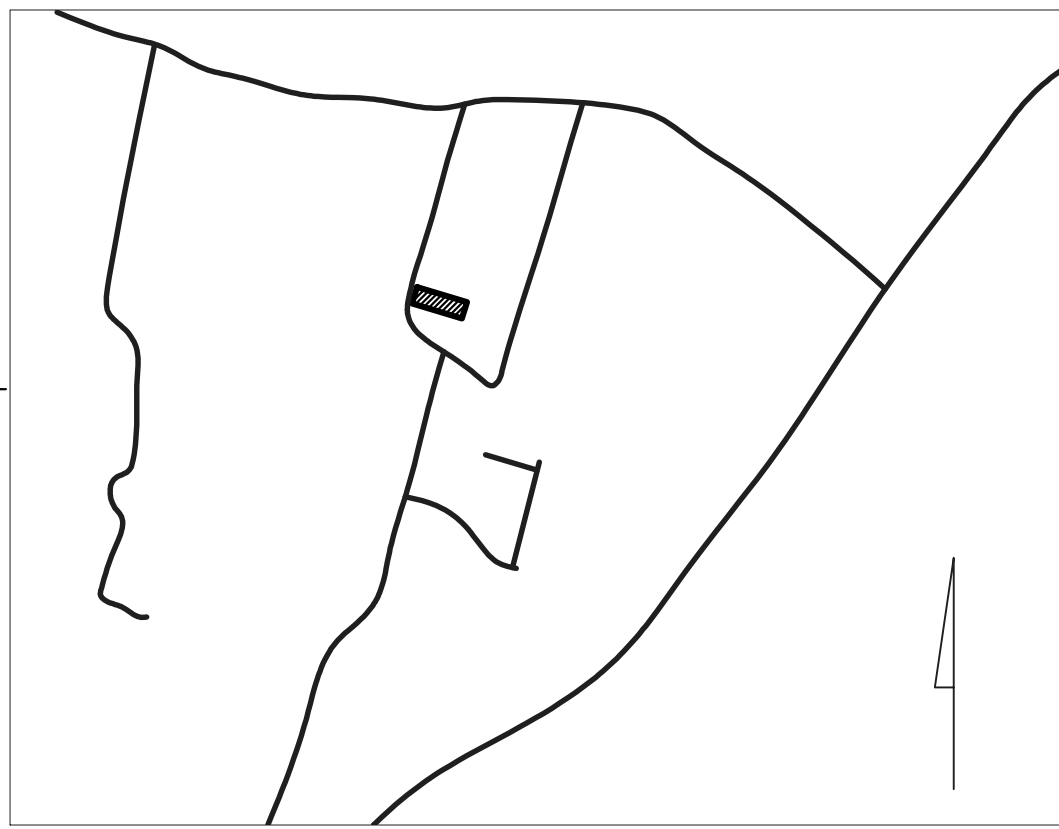


Figure 9.4c: Typical Bioretention Basin Level 2: Infiltration Sump

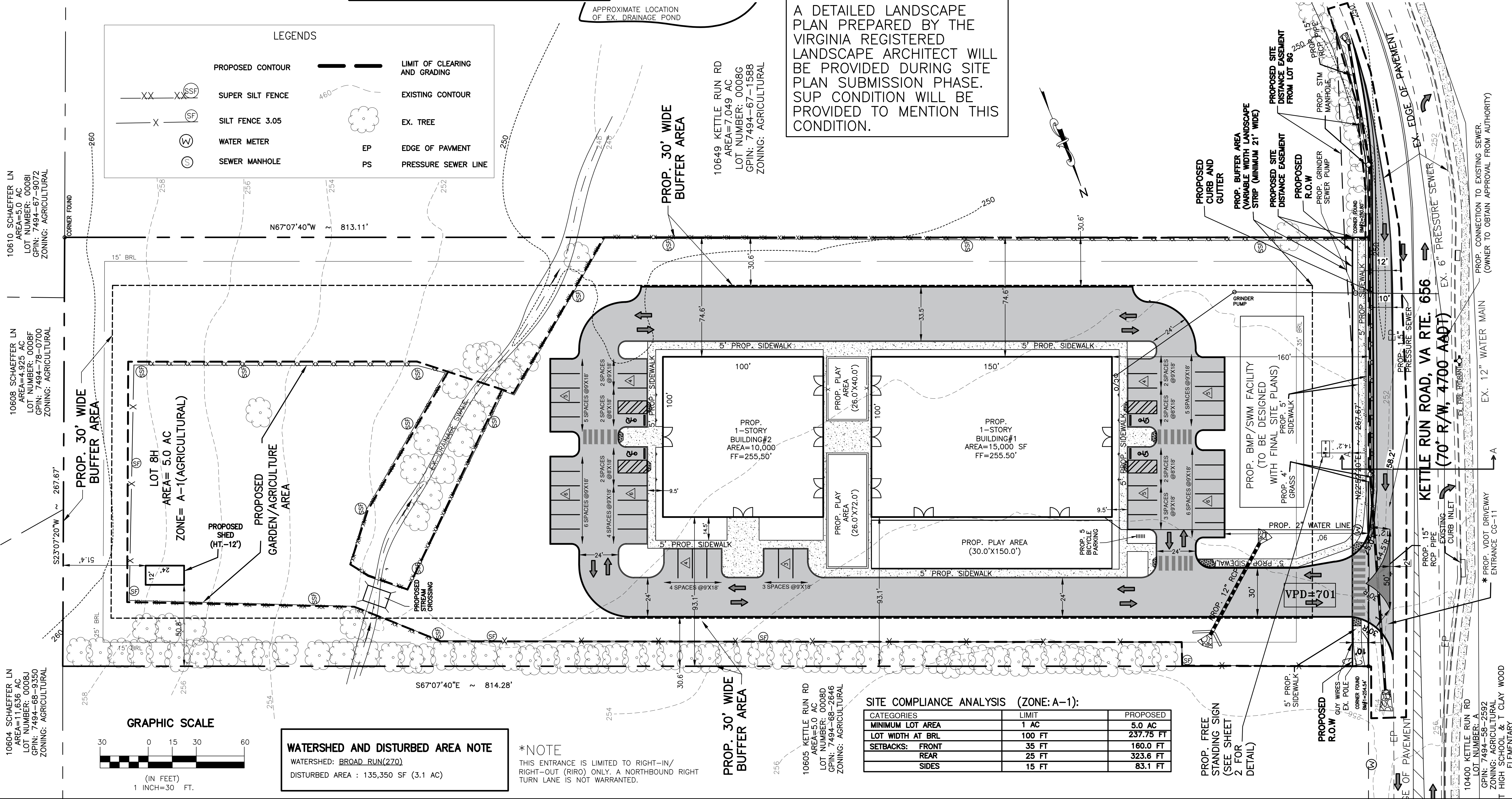


CONCEPTUAL FREE STANDING SIGNAGE:

1. SIGNAGE DESIGN INCLUDING NAME OF THE FACILITY IS SUBJECT TO CHANGE
2. SIGNAGE SHALL NOT EXCEED 80 SQ FT IN AREA (1/2 SQUARE FOOT PER 1 FOOT OF STREET FRONTAGE) AND 10 FT IN HEIGHT.
3. SIGN SHALL BE LOCATED AT THE MAIN ENTRANCE AS SHOWN ON THE SHEET .



VICINITY MAP  
SCALE: 1" = 3,000'



A DETAILED LANDSCAPE PLAN PREPARED BY THE VIRGINIA REGISTERED LANDSCAPE ARCHITECT WILL BE PROVIDED DURING SITE PLAN SUBMISSION PHASE. SUP CONDITION WILL BE PROVIDED TO MENTION THIS CONDITION.

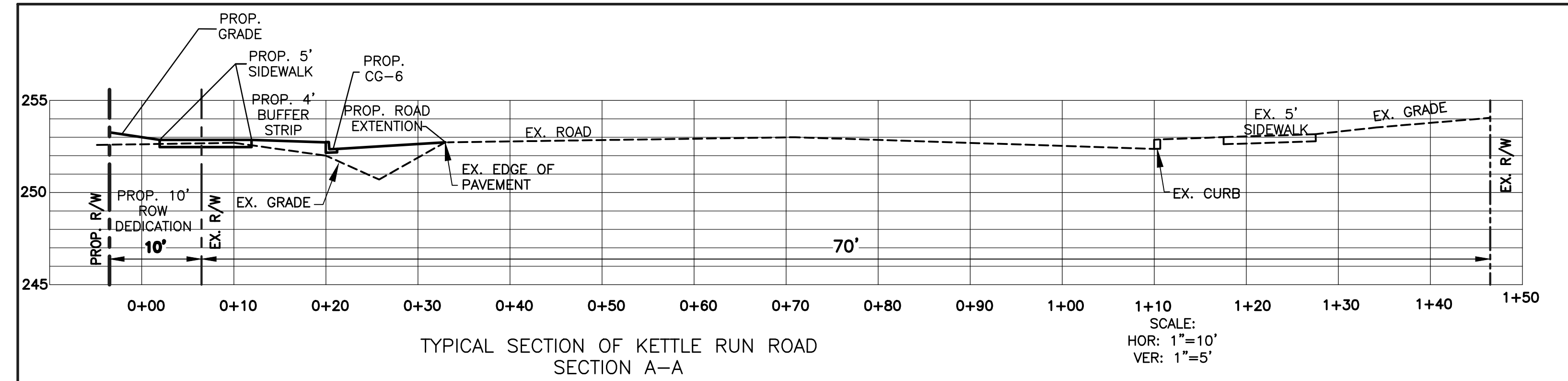
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NO.	DESCRIPTION	DATE
COUNTY PLAN NUMBER #: SUP2019-00005		




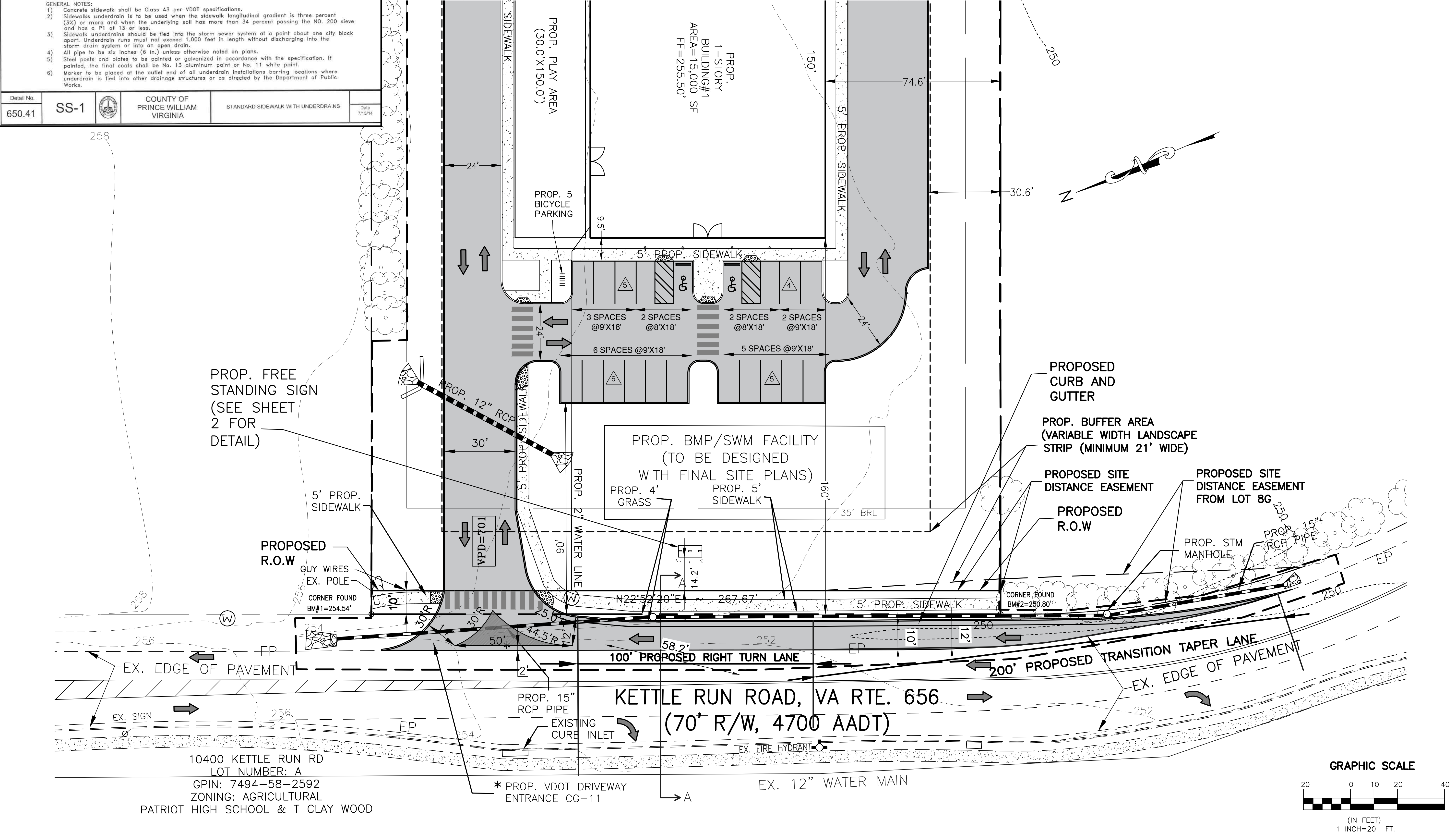
SPECIAL USE PERMIT-I  
PROPOSED CASALIGHT SCHOOL  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN#	7494-68-2020
DATE:	DECEMBER 2020
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	1"=30'
SHEET:	2 OF 4



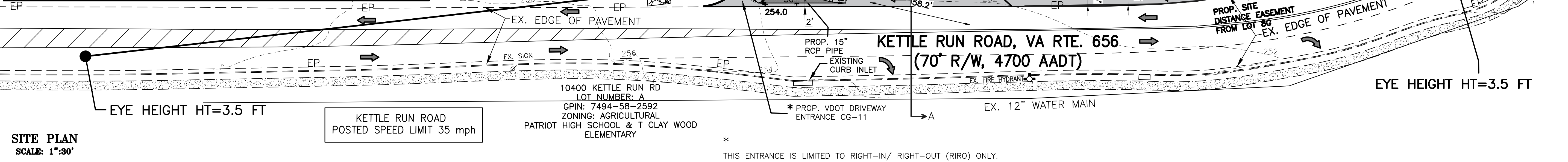
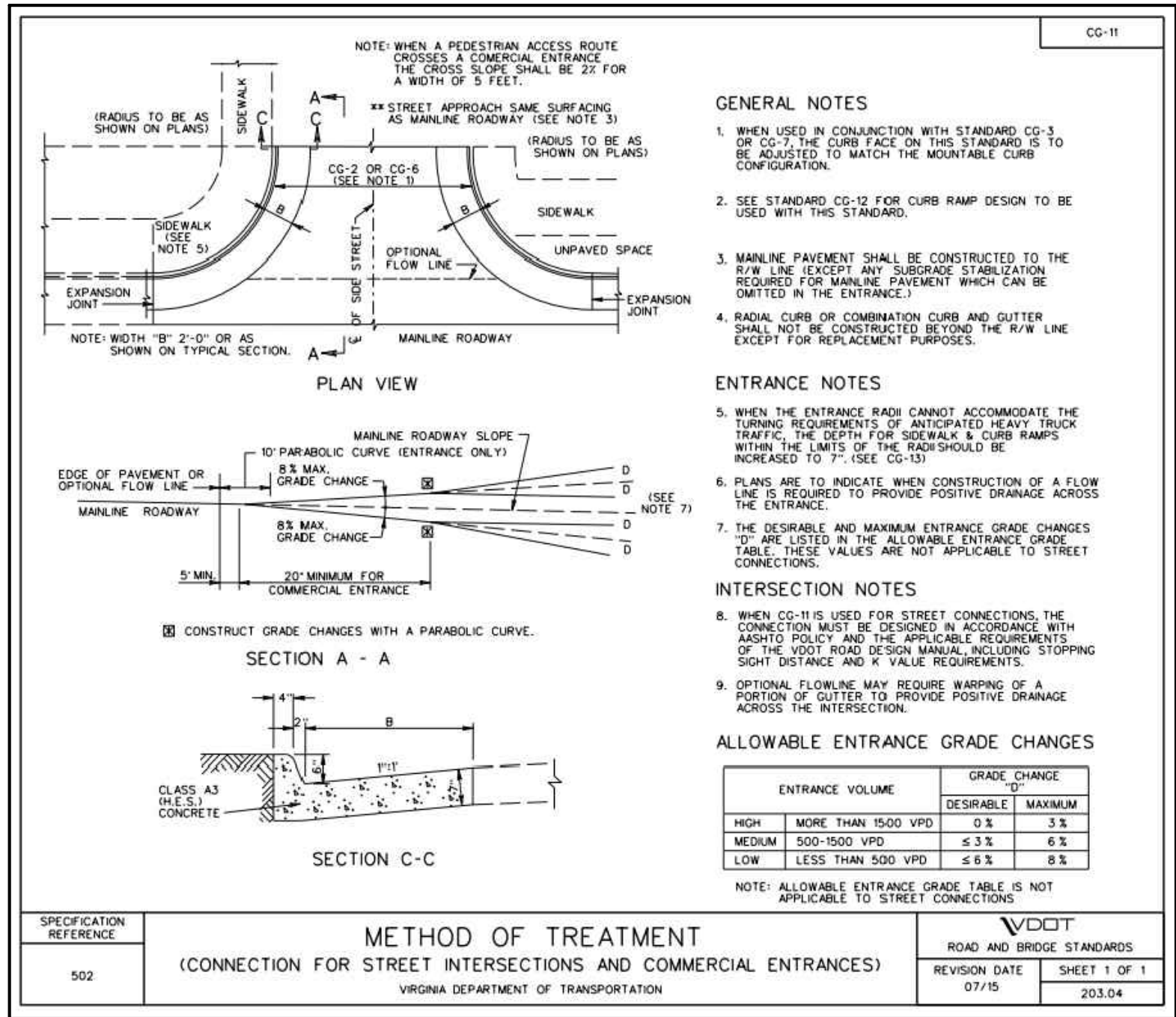
[illegible]

GENERAL NOTES:			
1) Concrete sidewalk shall be Class A3 per VDOT specifications.			
2) Sidewalks underdrain is to be used when the sidewalk longitudinal gradient is three percent (3%) or more and when the underlying soil has more than 34 percent passing the No. 200 sieve and has a P <sub>1</sub> of 13 or less.			
3) Sidewalk underdrain should be installed into the storm sewer system at a point about one city block apart. Underdrain runs must not exceed 1,000 feet in length without discharging into the storm drain system or into an open drain.			
4) All pipe to be six inches (6 in.) unless otherwise noted on plans.			
5) Steel posts and plates to be painted or galvanized in accordance with the specification. If painted, the final coats shall be No. 13 aluminum paint or No. 11 white paint.			
6) Marker to be placed at the outlet and of all underdrain installations barring locations where underdrain is lifted into other drainage structures or as directed by the Department of Public Works.			
Detail No.		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD SIDEWALK WITH UNDERDRAINS
650.41			



<p align="center"><b>SPECIAL USE PERMIT</b>  <b>(ROW USE)</b>  <b>PROPOSED CASALIGHT SCHOOL</b>  <b>LOT NUMBER: 0008H</b>  <b>10609 KETTLE RUN ROAD, NOKESVILLE</b>  <b>BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181</b></p>		<p>PROFESSIONAL SEAL</p>	<table border="1"> <thead> <tr> <th colspan="2">REVISION BLOCK</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>3.</td><td>REVISED PER REVIEW COMMENTS 08/02/2022</td></tr> <tr><td>2.</td><td>REVISED PER REVIEW COMMENTS 05/01/2021</td></tr> <tr><td>1.</td><td>REVISED PER REVIEW COMMENTS 12/04/2021</td></tr> <tr> <th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr> <td colspan="3">COUNTY PLAN NUMBER #: SUP2019-00005</td></tr> </tbody> </table>	REVISION BLOCK								3.	REVISED PER REVIEW COMMENTS 08/02/2022	2.	REVISED PER REVIEW COMMENTS 05/01/2021	1.	REVISED PER REVIEW COMMENTS 12/04/2021	NO.	DESCRIPTION	DATE	COUNTY PLAN NUMBER #: SUP2019-00005			<p align="center"><b>GeoEnv Engineers</b></p> <p align="center"><i>Civil, Environmental &amp; Geotechnical Engineering</i>  10875 Main Street, Suite 213  Fairfax, VA 22030  Tel. 703.591.7170  Fax. 703.591.7074    Web Site: <a href="http://geoenv.com">geoenv.com</a></p>
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<p>GPIN# 7494-68-2020</p> <p>DATE: DECEMBER 2020</p> <p>PREP. BY: S.K.</p> <p>CHECKED BY: JC</p> <p>PROJECT # 2018-4009</p> <p>SCALE: 1"=20'</p> <p>SHEET: 2A OF 4</p>																								

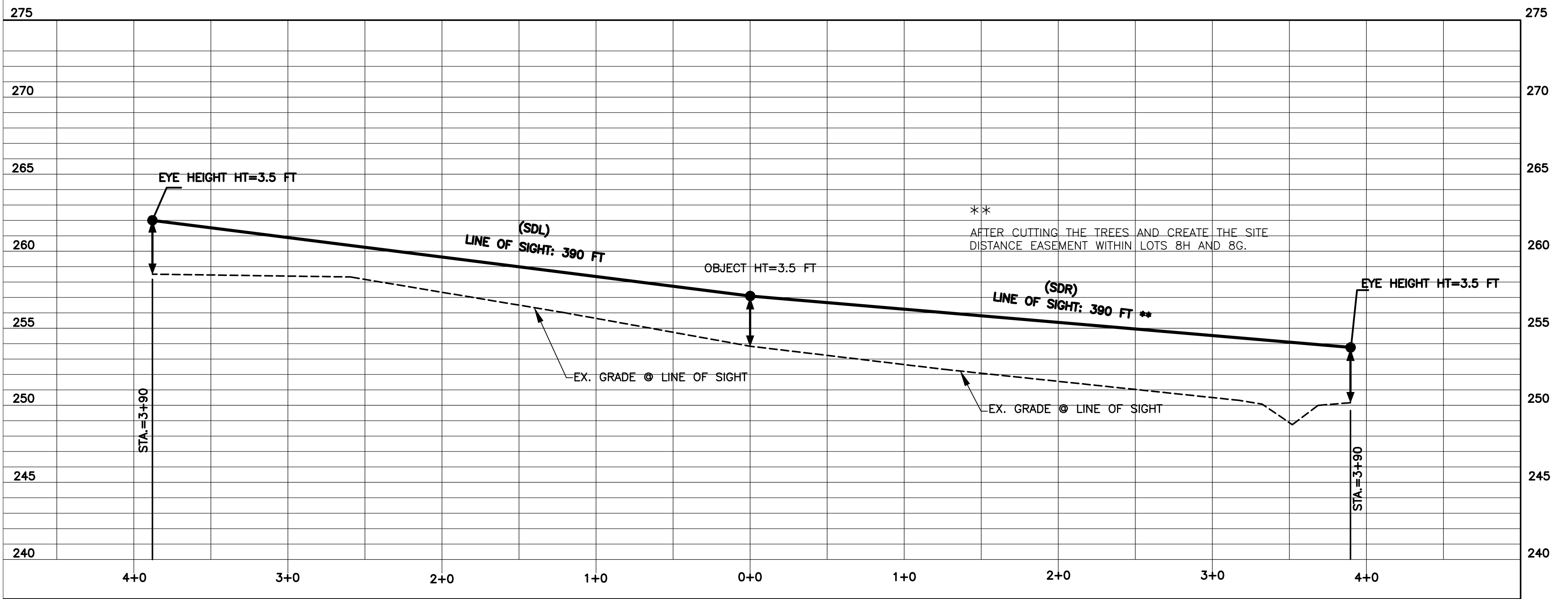




**AADT NOTE:**  
AADT: ANNUAL AVERAGE DAILY TRAFFIC. THE ESTIMATE OF TYPICAL DAILY TRAFFIC ON A ROAD SEGMENT FOR ALL DAYS OF THE WEEK, SUNDAY THROUGH SATURDAY, OVER THE PERIOD OF ONE YEAR IS 4,700

**PROPOSED DRIVEWAY ENTRANCE NOTE:**  
THE ENTRANCE AS PROPOSED SHALL BE INSTALLED PER VDOT REQUIREMENTS AND NO SUBSTITUTION FOR THIS STANDARD OR ASPHALT PAVING SURFACE WILL BE ALLOWED ON SITE.

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips		
		(peak hours are for peak hour of adjacent street traffic unless highlighted)									Daily	AM Hour	PM Hour
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out				
Daycare Center 565	Students	4.38	0.80	0.81		53%	47%	47%	53%	160.0	701	128	130



**KETTLE RUN ROAD, VA RTE. 656**  
(50' R/W)

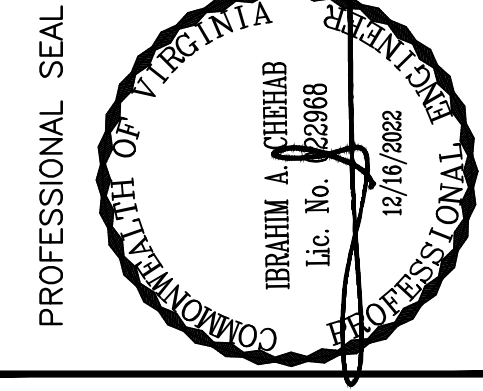
SCALE:  
HOR: 1"=50'  
VER: 1"=5'

Height of Eye 3.5'					Height of Object 3.5'																
Design Speed (mph)**	20	25	30	35	40	45	50	55	60	65	70										
SDL=SDR: 2 Lane Major Road	225	280	335	390	445	500	555	610	665	720	775										
SDR: 4 Lane Major Road (Undivided) or 3 Lane	250	315	375	440	500	565	625	690	750	815	875										
SDL: 4 Lane Major Road (Undivided) or 3 Lane	240	295	355	415	475	530	590	650	710	765	825										
SDR: 4 Lane Major Road (Divided – 18' Median)	275	340	410	480	545	615	680	750	820	885	955										
SDL: 4 Lane Major Road (Divided – 18' Median)	240	295	355	415	475	530	590	650	710	765	825										
SDR: 5 Lane Major Road (continuous two-way turn-lane)	265	335	400	465	530	600	665	730	800	860	930										
SDL: 5 Lane Major Road (continuous two-way turn-lane)	250	315	375	440	500	565	625	690	750	815	875										
SDR: 6 Lane Major Road (Divided – 18' Median)	290	360	430	505	575	645	720	790	860	935	1005										
SDL: 6 Lane Major Road (Divided – 18' Median)	250	315	375	440	500	565	625	690	750	815	875										
SDL: (Where left turns are physically restricted)	210	260	310	365	415	465	515	566	620	670	725										

TABLE 2-5 INTERSECTION SIGHT DISTANCE

REVISION	BLOCK	DATE	DESCRIPTION
3.	REVISED PER REVIEW COMMENTS	08/02/2022	
2.	REVISED PER REVIEW COMMENTS	05/01/2021	
1.	REVISED PER REVIEW COMMENTS	12/04/2021	
NO.			

COUNTY PLAN NUMBER #: SUP2019-00005

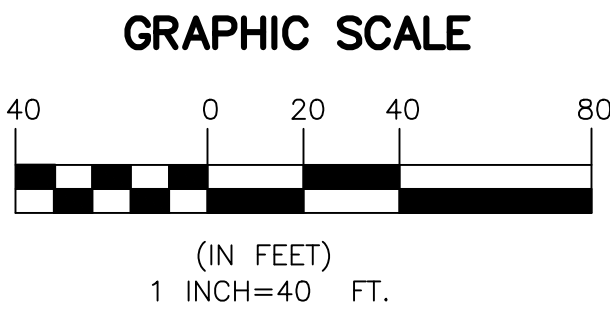
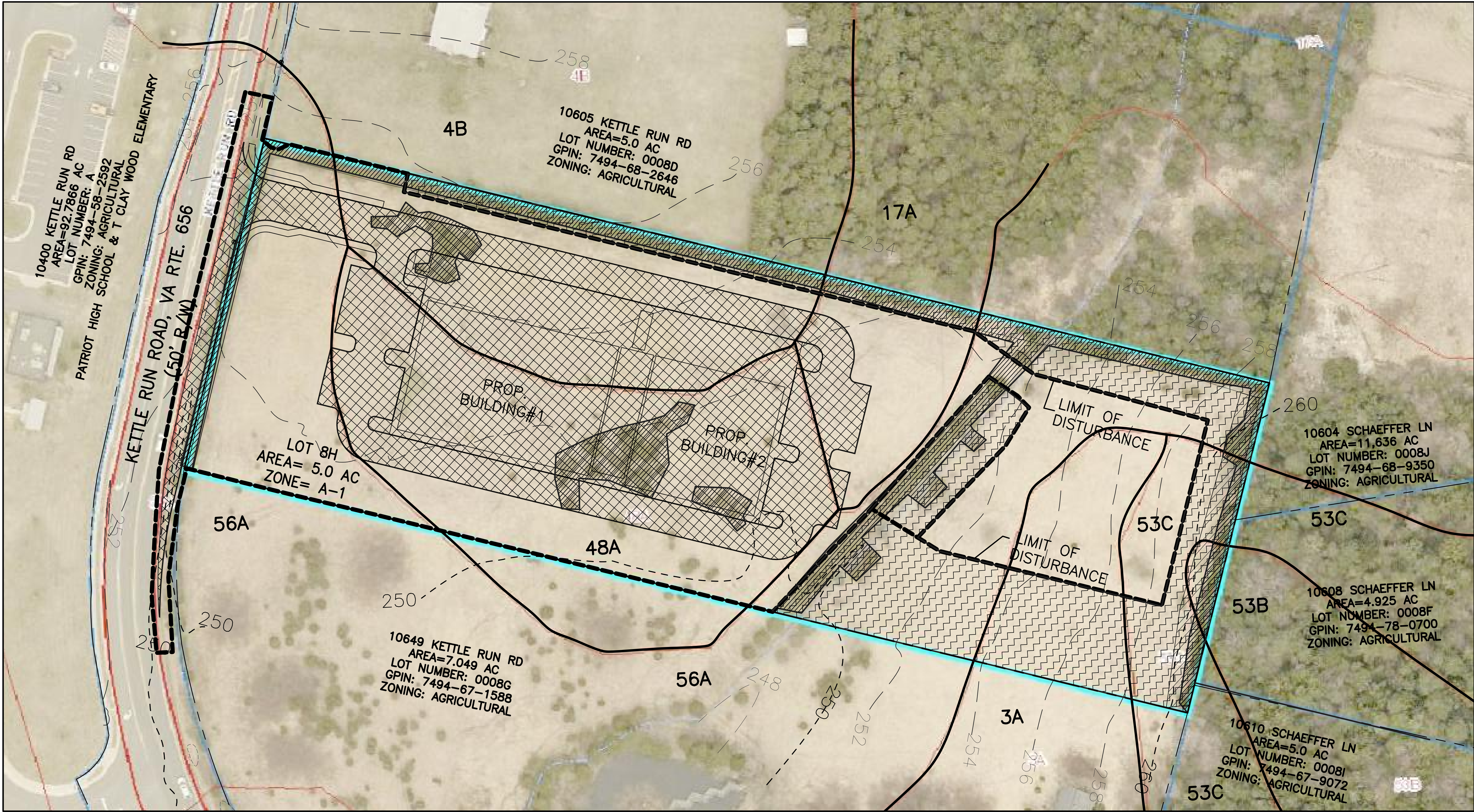


**SIGHT DISTANCE PLAN AND PROFILE**

**PROPOSED CASALIGHT SCHOOL**  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN#	7494-68-2020
DATE:	DECEMBER 2020
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	AS SHOWN
SHEET:	4 OF 4





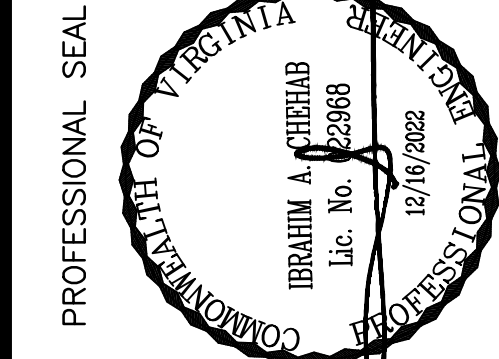
LEGEND	
	SITE BOUNDARY
	MAPPED SOILS--PRINCE WILLIAM COUNTY GIS WEB--SITE
	EXISTING FOREST COVER BOUNDARY
	EXISTING CONTOUR LINE
	PROPOSED LIMIT OF DISTURBANCE/CLEANING
	PROPOSED IMPERVIOUS AREA
	PROPOSED UNDISTURBED AREA

ENVIRONMENTAL CONSTRAINTS ANALYSIS

PROPOSED CASALIGHT SCHOOL  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN#	7494-68-2020
DATE:	DECEMBER 2020
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	1"=40'
SHEET:	3 OF 4

REVISION BLOCK	NO.	DESCRIPTION	DATE
	3.	REVISED PER REVIEW COMMENTS	08/02/2022
	2.	REVISED PER REVIEW COMMENTS	05/01/2021
	1.	REVISED PER REVIEW COMMENTS	12/04/2020
	NO.		
COUNTY PLAN NUMBER #: SUP2019-00005			





CLASSIFICATION: UNCLASSIFIED

Ed Kovalchuk | Project Engineer II  
Prince William County Service Authority  
4 County Complex Court, Woodbridge, VA 22192  
P (703) 335-7944 | E [ekovalchuk@pwcsa.org](mailto:ekovalchuk@pwcsa.org)

THESE SOIL WERE OBTAINED FROM PRINCE WILLIAM COUNTY DIGITAL DATA AND SOIL INFORMATION FROM THE SOIL SURVEY OF PRINCE WILLIAM COUNTY, VIRGINIA

1. BASED ON THIS PLAN SHEET #1, APPROXIMATELY 1.52 ACRES OF THE SITE PROPOSED TO BE IMPERVIOUS SURFACES AND 3.48 ACRES ARE PROPOSED TO BE PREVIOUS SURFACES. PREVIOUS AREAS INCLUDE THE ON SITE PLAY GROUND, LANDSCAPING AREA AS WELL AS THE UNDISTURBED AREAS. THE PROPOSED IMPERVIOUS SURFACES ARE ASSOCIATED WITH BUILDINGS, PARKING LOTS, ROADS, SIDEWALKS, AND THE PROPOSED BUILDING FACILITY.

2. THE SUP PLAN SHOWS APPROXIMATELY 1.9 ACRES REMAINING UNDISTURBED, INCLUDING THE INTERMITTENT STREAM.

3

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

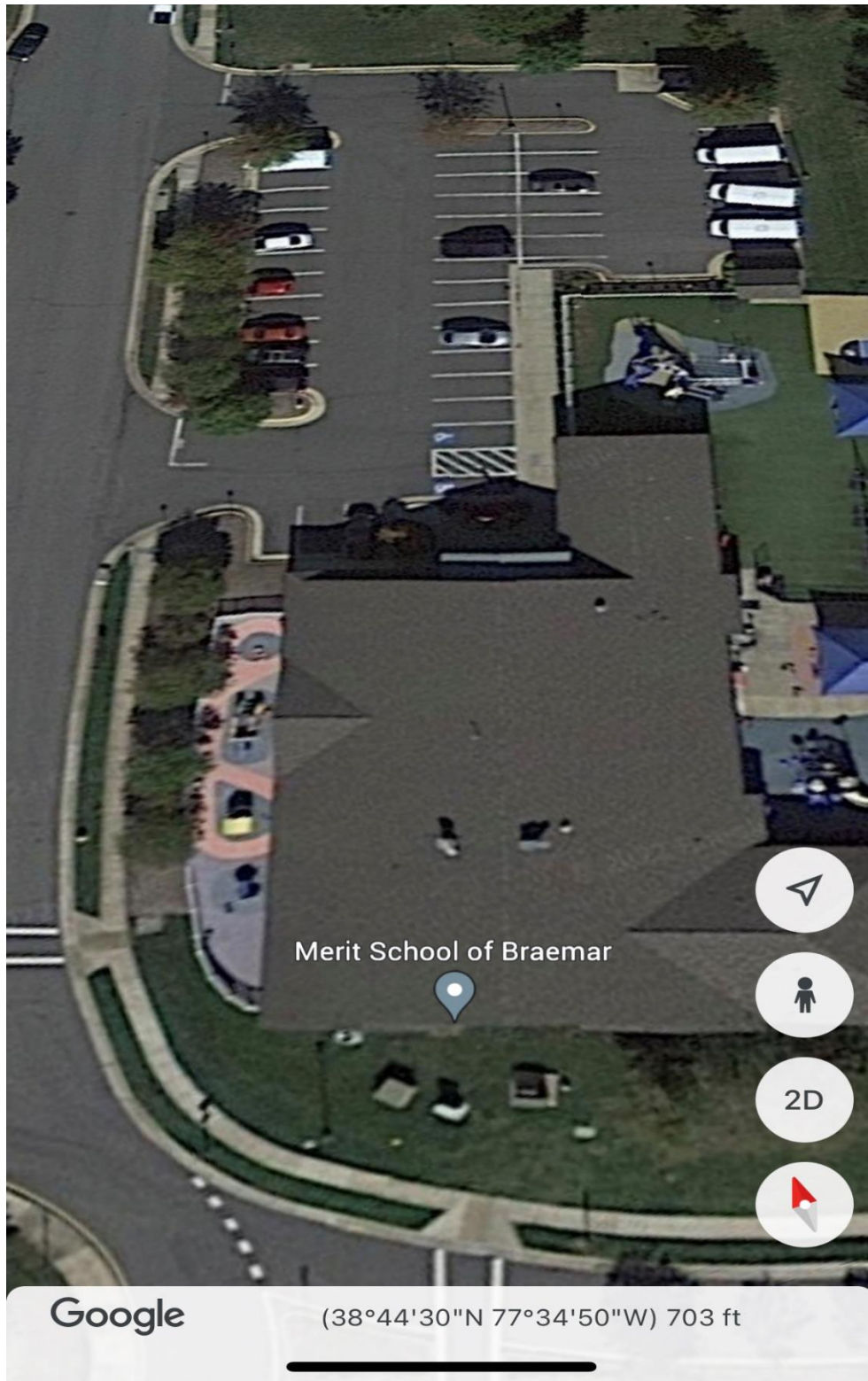
Fax: 703.591.7074 Web Site: [aeoenv1.com](http://aeoenv1.com)

PROFESSIONAL SEAL

10609 KETTLE RUN ROAD, NOKESVILLE

SCALE: 1/11



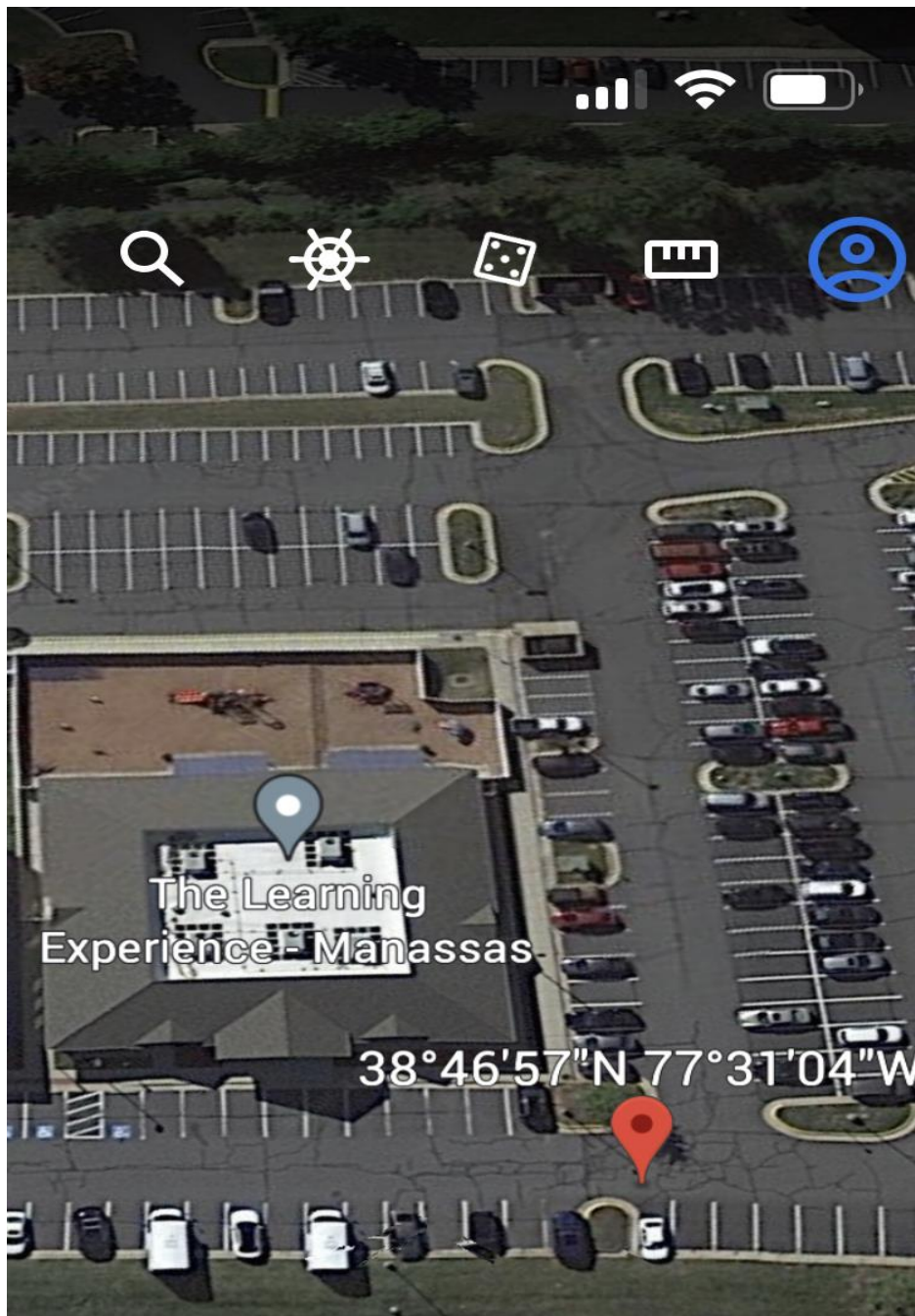


Merit School – Braemar (40 Parking lot)

12700 Correen Hills Dr Bristow VA 20136

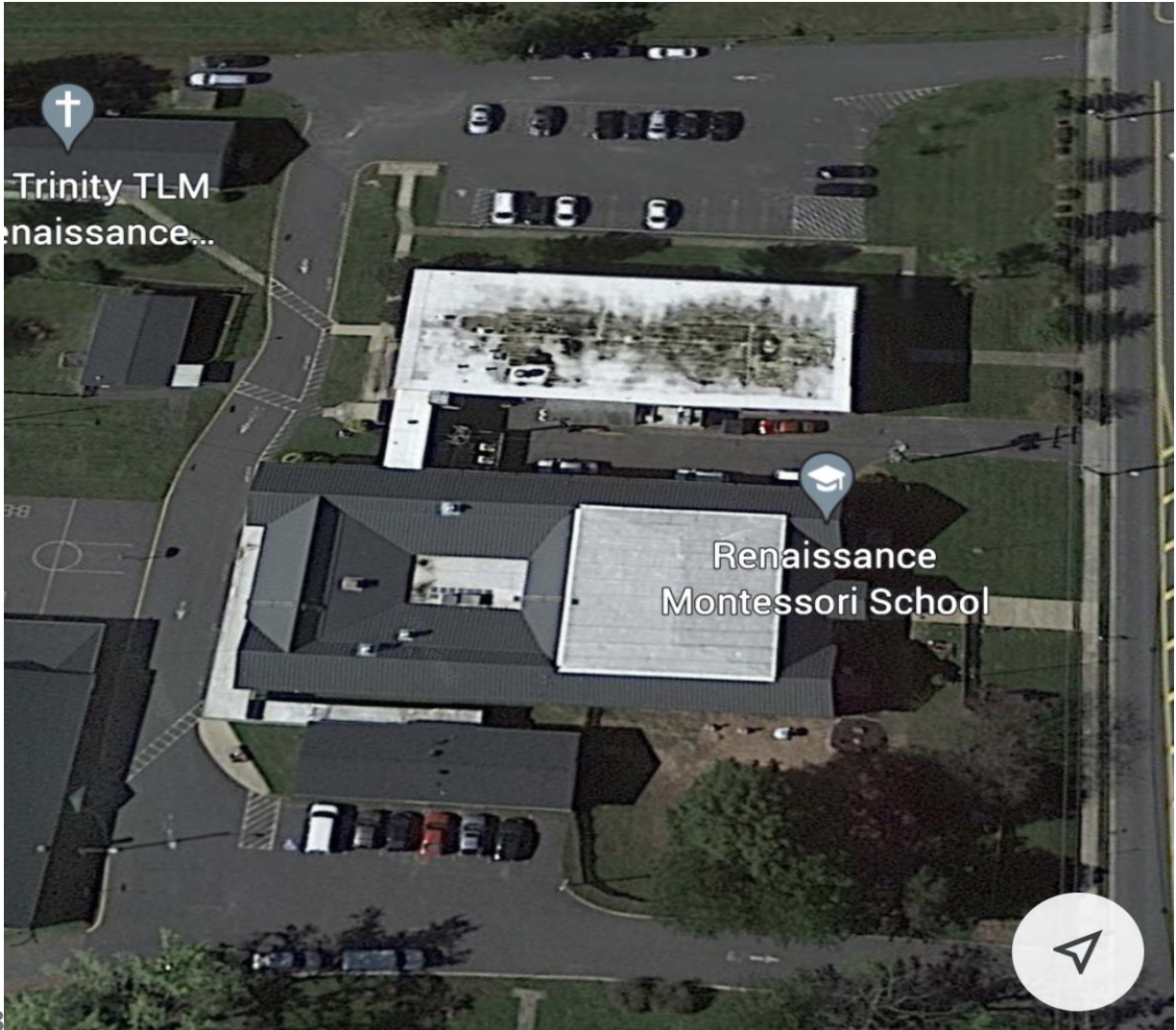


Merit School – Braemar (40 parking lot)



The Learning Experience – Manassas (52 parking lot)  
**8120 Ashton Ave Manassas, VA 20109**





8

Renaissance Montessori School (43 parking lot)

12625 Fitzwater Dr, Nokesville, VA 20181

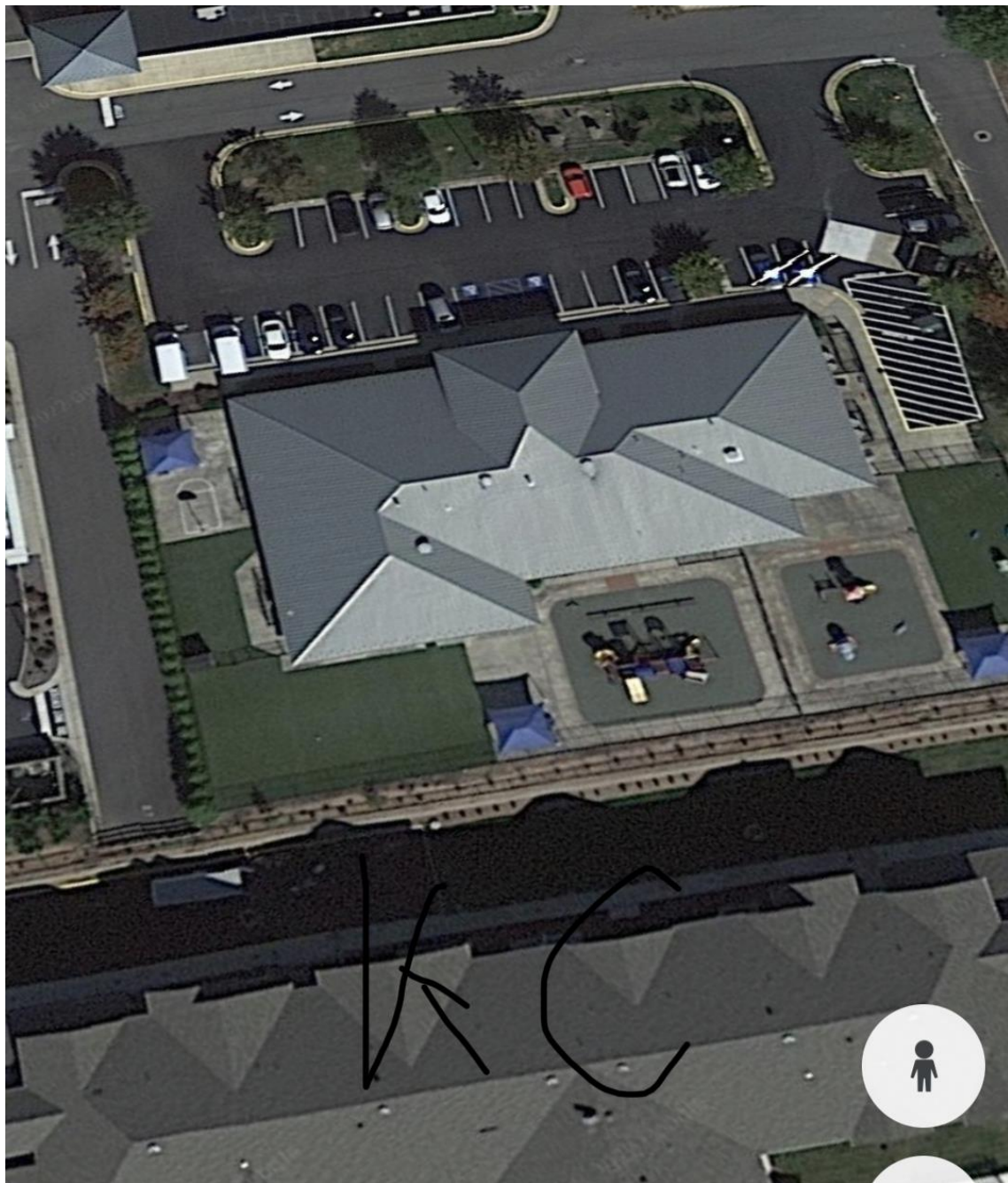


Everbrook Academy of Bristow

Everbrook Academy of Bristow (31 parking lot)

11675 Chapel Springs Rd, Bristow, VA 20136





Gainesville KinderCare (

12871 Braemar Village Pz, Bristow VA 20136

	Number of Students	Number of teachers / administration	Student Age	Ratio	Number of parking
<b>First building</b>					
Babies room	8	2	6 Weeks to 12 Months	1 teacher for 4children	2
Toddlers room	10	2	12 Months to 24 Months	1 teacher for 5 children	2
Twos room	16	2	2 years to 3 years	1 teacher for 8 children	2
Preschool class	16	2	3 years to 4 years	1 teaher for 10 children	2
Junior kindergarten	16	2	4 years to 5 years	1 teacher for 10 children	2
Kindergarten	17	2	5 years to 6 years	2 teachers for 17 children	2
SACC	27	1	5 YEARS TO 12 years	1 teacher tfor 17 children	1
Administration		3			3
Kitchen lady		1			1
Hundicape					2
<b>Second building</b>					
Teachers		6	5 years to 17 years		6
Hundicape					2
Students	50			1 parking space per 5 student	10
administration		1			1
Bus (3)				2 parking spaces per bus	6
<b>Total</b>	<b>160</b>	<b>24</b>			<b>44</b>

**TABLE 6-8  
REQUIRED LOADING AND OFF-STREET PARKING SPACES**

USE	LOADING	PARKING
efficiency studio		1 per unit
one-bedroom unit		1.25 per unit
two or more bedroom units		2 per unit
<b>Single-family attached*</b>		2.75 (2 spaces per unit, plus 0.75 for every unit toward visitor parking; garage spaces may be counted*)
<b>Single-family attached with two or more car garage</b>		2.40 (2 spaces per unit, plus 0.4 for every unit toward visitor parking spaces; garage spaces may be counted*)
<b>Single-family detached</b>		2 (exclusive of garage)
<b>NONRESIDENTIAL – Net Floor Area = 75% of Gross Floor Area</b>		
<b>Amusement or theme park</b>	As deemed operationally necessary at the time of site plan review	- 1/200 net sq. ft. of building area, and - 1/20,000 net sq. ft of land area open to the public; or - an alternative standard, or number of spaces approved at the time of rezoning
<b>Commercial kennel</b>	1	1 per 500 net sq. ft.; 5 minimum
<b>Cultural arts facilities, except theaters</b>	1 up to 75,000 net sq. ft. then 1 per 100,000 net sq. ft.	1 per 400 net sq. ft.
<b>Day-care facilities</b>		
Adult – staff assistance Facilities	1	1 per 5 adults up to 40, then 1 per 10 based upon licensed capacity
Adult – senior citizen center	1	1 per 200 net sq. ft.
----- Child	----- none; 1 bus turnaround area is to be provided	----- 1 per 5 children up to 40 children, then 1 per 10 children, based upon licensed capacity
<b>Farmer's market</b>	1 per 50,000 net sq. ft.; 2 minimum	1 per 400 net sq. ft. of sales area
<b>Flea market</b>	1 per 50,000 net sq. ft.; 2 minimum	1 per 200 net sq. ft.
<b>Food store</b>	1 up to 10,000 net. sq. ft., then 1 per 20,000 net sq. ft.	1 per 200 net sq. ft.; 10 minimum
<b>Fraternal lodge/civic club</b>	1	1 per 150 net sq. ft.



**Approved** child day care programs are regulated by an entity other than VDSS. These programs include certain northern Virginia localities - Arlington, Alexandria and Fairfax who have the authority to approve by local ordinance certain family day homes and child day centers.

**Unlicensed and unregistered** child day care programs do not have any of the following requirements: background checks, training/orientation, or health and safety requirements; and only minimal Code of Virginia requirements. Unlicensed centers must meet an exemption in the Code of Virginia in § 63.2-1715. Unlicensed family day homes must follow requirements in §§ 63.2-1727 and 63.2-1704.1 of the Code. **VDSS does not inspect these programs.**

The chart below allows you to explore the types of child care available, how they are regulated and provide you with related forms and applications. If you need further assistance selecting child care, Child Care Aware of Virginia can help.

### Provider/Child Ratio

Age Range	Ratios for Center-based Care in Virginia State
Infants - 16 months	(1:4)
16 months - 2 years	(1:5)
2 years	(1:8)
3 - 5 years	(1:10)
schoolage - 8 years	(1:18)
9 - 12 years	(1:20)
Mixed age group	ratio for youngest child in group

Age Range	Ratios For Family Child Care in Virginia State
0 - 15 months	(1:4)
16 - 23 months	(1:5)
2 - 4 years	(1:8)
5 - 9 years	(1:16)
10 years and older	these children shall not count in determining any ratio
Mixed age group	a point system shall be applied to determine the need for an assistant

Family day home care is the most common form of child care in this country, especially for younger children. Parents may choose family child care for its intimate, home-like setting, flexible hours, consistency of care-giver, and small group size.

The Code of Virginia mandates the licensure of family day homes that provide care for six to twelve children (exclusive of the provider's own children and any children who reside in the home). The care may be offered in the home of the provider or in the home of any of the children in care.

During the (less than 24 hour) absence of a parent or guardian, the licensed family day home provider assumes responsibility for the supervision, protection, and well-being of a child under 13 years of age.

Licensing standards, which are proposed by the State Board of Social Services and enforced by the Division of Licensing Programs, ensure that the activities, services, and facilities of the family day home are conducive to the welfare of the children in care.

## State Requirements

SEARCH FOR PROVIDERS

Search by City / ZIP

Search by Area code

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**LICENSING REQUIREMENTS**

[Licensing Standards for Daycare Centers](#)  
[Licensing Standards for Family Daycare](#)  
[Virginia Licensing Offices](#)

[Virginia Back Ground Checks Form](#)  
[Religiously Exempt Child Day Centers](#)

### Worker Qualifications

**Program Leaders:** Must be at least 18 years old and have a high school diploma or GED. If hired or promoted after 11/1/93, must also have an endorsement or BA in a child-related field; or 48 semester hours from accredited college or university, at least 12 of which are in a subject relating to group care of children and 6 months of age-appropriate experience; or a 1 year early childhood certificate from an accredited college or university of at least 30 semester hours and 6 months of age-appropriate experience; or a CDA credential or equivalent; or one year age appropriate program experience in group care and participation in a staff training plan of at least 10 hours in first year of employment.

Not all child day care programs in Virginia are required to be licensed. A child day care program in Virginia refers to a regularly operating service arrangement for children where, during the absence of a parent or guardian, a person or organization has agreed to assume responsibility for the supervision, protection, and well-being of a child under the age of 13 for less than a twenty-four-hour period.

There are two types of child day care programs: Out-of-home care (Center-Based) and in-home care (Family-Based) in a private home. These two types of care can be further broken down into:

CY 2022 CDRLS - All Documents

CY 2022 CDRLS - All Documents

https://kon2.faa.gov/contracts/aaq220/correspondence/incoming%20leidos%20correspondence/forms/AllItems.aspx?RootFolder=%2Fcontracts%2Faaq220%2Fcorrespondence%2Fincoming%20leidos%20corresponden...

Knowledge Services Network

Stacy A. Marshall

ERAM Contracts - Home

FAA Outgoing Correspondence

Incoming Leidos Correspondence

Proposals

Correspondence Tracking

Site Contents

EDIT LINKS

All Documents

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SAVE THIS VIEW

Name	Modified	Modified By
2022-12-06-0741 Informal SDO AERO	Yesterday at 4:29 PM	Leanna M Hutton
2022-12-06-0745 Informal SDO DSRV	Yesterday at 4:10 PM	Leanna M Hutton
2022-12-06-0746 Informal SDO EADP	Yesterday at 3:35 PM	Suzanne shinnick
2022-12-06-0747 Informal SDO EDEV	Yesterday at 3:56 PM	Suzanne shinnick
2022-12-06-0748 Informal SDO ERAM Display System Management, Part 1-3	Yesterday at 12:47 PM	Suzanne shinnick
2022-12-06-0749 Informal SDO EGIP	5 hours ago	Suzanne shinnick
2022-12-06-0751 Informal SDO ELOM	Yesterday at 5:06 PM	Suzanne shinnick
2022-12-06-0752 Informal SDO EOPO	Yesterday at 5:22 PM	Suzanne shinnick
2022-12-06-0754 Informal SDO ESCM	5 hours ago	Suzanne shinnick
2022-12-06-0755 Informal SDO ESRM	5 hours ago	Suzanne shinnick
2022-12-06-0756 Informal SDO EVAL	Yesterday at 4:21 PM	Leanna M Hutton
2022-12-06-0757 Informal SDO EWDP	Yesterday at 4:52 PM	Leanna M Hutton
2022-12-06-0758 SDO-FLTS	Yesterday at 12:36 PM	Suzanne shinnick
2022-12-06-0759 Informal SDO IFPA	5 hours ago	Suzanne shinnick
2022-12-06-0760 Informal SDO IFPB	4 hours ago	Suzanne shinnick
2022-12-06-0762 Informal SDO MPFS	Yesterday at 5:20 PM	Leanna M Hutton
2022-12-06-0763 (NADK)	Yesterday at 1:30 PM	Suzanne shinnick
2022-12-06-0764 Informal SDO MONF	Yesterday at 5:53 PM	Leanna M Hutton
2022-12-06-0765 Informal SDO PGSV	Yesterday at 3:13 PM	Suzanne shinnick
2022-12-06-0767 Informal SDO SAFE	3 hours ago	Suzanne shinnick
2022-12-06-0768 Informal SDO SARP	Yesterday at 6:07 PM	Leanna M Hutton
2022-12-07-0769 Informal SDO SIME	9 hours ago	Leanna M Hutton
2022-12-07-0771 Informal SDO SURV	9 hours ago	Leanna M Hutton
Informal SDO CMAP	Yesterday at 11:14 AM	Suzanne shinnick
TH3 FAA-ERAM-2022-1017 ES3 Initial Deployment I and I Test Report for the ZDC ARTCC	Yesterday at 12:10 PM	Leanna M Hutton

4:49 PM 12/7/2022



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**October 12, 2022**

**SECOND:**

**Regular Meeting**

**Res. No. 22-0xx**

**RE:**

**SPECIAL USE PERMIT #SUP2019-00004  
CASALIGHT NOKESVILLE CHILD CARE SCHOOL  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request for a special use permit to allow a private school with associated child care facility, including a connection to public sewer and water, within the A-1, Agricultural, zoning district and Rural Area; and

**WHEREAS**, the subject ±5.0-acre property is located on the east side of Kettle Run Road, ±0.54 miles south of Vint Hill Road, is currently addressed as 10609 Kettle Run Road, and is identified on County maps as GPIN 7494-68-2020; and

**WHEREAS**, the site is designated AE, Agriculture or Estate, in the Comprehensive Plan; and is located within the Rural Area; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 12, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to the conditions dated October 4, 2022.

**BE IT FURTHER RESOLVED**, pursuant to Virginia Code Section 15.2-2232 that the Planning Commission does hereby find that the general location or approximate location, character, and extent of the public water facility in Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, as being substantially in accord with the Comprehensive Plan, subject to the conditions dated October 4, 2022.

**ATTACHMENT:** SUP Conditions, dated October 4, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

Attest:

---

Antoinette Brzyski  
Acting Clerk to the Planning Commission

**SPECIAL USE PERMIT CONDITIONS**

**Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School**

**Owner/Applicant: Abdellatif (Latif) Mrichcha**

**County GPIN: 7494-68-2020**

**Address: 10609 Kettle Run Road**

**Special Use Permit Area: ±5.0 acres (the "Property")**

**Zoning: A-1, Agricultural**

**Planned Land Use: AE, Agriculture or Estate**

**Magisterial District: Brentsville**

**Date: October 4, 2022**

The following conditions are intended to offset the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual ("DCSM"), the more restrictive shall apply unless otherwise specified herein by this special use permit.

This special use permit ("SUP") to also allow for the connection to public water into the Rural Area satisfies the intent of a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia.

The Applicant shall file a site plan within two (2) years of approval of this special use permit and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. An occupancy permit for any portion or phase of the building shall vest the Applicant's occupancy.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled "Special Use Permit Plan – Proposed Casalight School" prepared by GeoEnv Engineers, dated April 2018, and revised through on August 2, 2022 (the "SUP Plan"). Minor modifications in connection with final site plan review or final engineering may be permitted, subject to County approval.
2. Use Parameters:
  - a. Permitted Uses: The use approved with this special use permit (SUP) shall be limited to a private school with associated child care facility. The total of number children for both uses combined shall not exceed 160 at any one time.
    - i. Private School: Such "private school" shall be established as the primary/principal use of the Property and shall be accredited, as defined as a bona fide educational institution that provides instruction, which is equivalent to public school education to public school-age children. The private school operation, including the private kindergarten program, shall be accredited and shall be subject to standards and parameters of State accreditation, including licensing by the State of Virginia through the Virginia Council for Private Education ("VCPE"), as authorized by the Virginia Board of Education in Section 22.1-19 of the Code of Virginia. As the principal use, the private school shall have a minimum required annual enrollment of 100 students.



In the event the principal use as a private school ceases, all other use of the Property permitted through this SUP shall cease.

- ii. Child Care: As a secondary use, such child care/day care facility shall accommodate a maximum of up to 60 children. Such child care use shall only be permitted as an accessory to the principal use (private school), as per this SUP.
  - b. Building Sizes: As permitted through this SUP and as shown on the SUP Plan, Building #1 shall not exceed 15,000 square feet ("SF") and Building #2 shall not exceed 10,000 SF.
  - c. Hours of Operation: The facility hours of operation shall be between 6:00 a.m. to 7:00 p.m., which includes private school, pre-school, and afterschool programs.
  - d. Child Drop-off / Pick-up: All child drop-off and pick-up shall be conducted on the site. Pick-up and drop-off of children from Kettle Run Road shall be prohibited.
  - e. Outdoor Speakers: Any outdoor speakers, if provided, shall not be audible beyond the limits of the Property.
  - f. Onsite Parking Limitation: All vehicle parking for any use of the Property shall be provided onsite and occur within the designated onsite parking spaces on the Property. No vehicles associated with any use of the Property shall be parked along Kettle Run Road.
3. Community Design:
- a. Building Height: The overall maximum height of any onsite building shall not exceed 25 feet, as defined in the Zoning Ordinance.
  - b. Building Design Theme: The overall design theme and style of the proposed buildings shall utilize brick as the primary building materials for the façades, and shall be in general conformance to the building view perspectives as provided by the Applicant.
  - c. Signage: All signage shall be in conformance with the Zoning Ordinance. Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
  - d. Entrance Sign: Notwithstanding what is currently reflected on the SUP Plan, any freestanding sign shall be oriented perpendicular to Kettle Run Road and shall be designed as a monument-style entrance sign feature with low-growth landscaping at the sign base and supplemental planting areas, which shall be incorporated into the landscaping along the frontage. The sign design shall be compatible to the building style, while incorporating similar design elements. The finished sign height shall be limited to a maximum of eight (8) feet.

- e. Buffering & Landscaping: Based on existing site conditions and in order to mitigate the impacts, the following landscaping improvements shall be required:
    - i. A 30-foot landscape buffer shall be provided along the northern, southern, and eastern perimeters of the Property, as indicated on the SUP Plan.
    - ii. A 25-foot landscape buffer, as modified and at variable width as shown on the SUP Plan, shall be provided along the Kettle Run Road frontage and at a planting standard of 130 plant units / 100 linear feet. Landscaping shall be located outside of any sight distance easement and/or utility easements, allowing only for minimal perpendicular utility crossings.
    - iii. The Applicant shall use native plant species representative of the rural character of the area in the overall landscape design. Such landscape design shall be provided by either a Virginia Certified Landscape Designer or Registered Landscape Architect.
    - iv. The Applicant shall use exclusively indigenous species in replanting/enhancing any onsite landscape areas.
    - v. All landscaping areas shall adhere to all current DCSM planting requirements, or as modified through this SUP, and shall be maintained by the Applicant.
  - f. Onsite Lighting:
    - i. All outdoor lighting fixtures shall be designed to direct light downward/inward and to not produce glare onto adjacent properties. All parking lot light fixtures and building light fixtures shall be full cut-off fixtures, and the lighting design shall be shown on the approved final site plan.
    - ii. Any freestanding parking lot light poles shall have a maximum height of twenty (20) feet. All pole heights and locations shall be noted on the approved final site plan.
4. Environment:
- a. Water Quality Monetary Contribution: The Applicant shall contribute \$75 per acre ( $\pm$ 5.0 acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration, and/or drainage improvements.
  - b. Limits of Clearing & Grading: The Applicant shall adhere to the delineated limits of clearing and grading, as shown on the SUP Plan. The area outside of the limits of clearing and grading, at the eastern/rear portion of the Property and/or designated as tree save, shall remain undisturbed and left to naturally reforest. Existing vegetation located outside of such areas identified shall be preserved. However, the Applicant

may remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees, and revegetate those areas with indigenous trees, shrubs, and/or ground cover, in coordination with the County Arborist.

- c. Extent of SWM/BMP Feature: At final design, such onsite stormwater management feature (including the easement) located at the southwestern end of the Property shall not encroach into the required 30-foot landscape buffer.
  - d. Reforestation Along Drainage Swale/Stream Feature: In conjunction with the 20-foot buffer on each side, such reforestation shall be as outlined in DCSM Section 800, planting 6-foot to 7-foot tall trees at a 150 plant units / 100 linear feet of buffer. This shall apply for the approximately 40-foot-wide channel buffer (approximately 20 feet on either side of the channel).
5. Fire & Rescue:
- a. Monetary Contribution: The Applicant shall make a monetary contribution of \$0.61 per square foot of any building area (up to ±25,000 gross square feet) to be utilized/occupied on the Property for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
  - b. Emergency Evacuation Plan: An emergency evacuation plan shall be developed and submitted to the Fire Marshal's Office for review and approval prior to issuance of occupancy permit.
6. Security & Maintenance of Property:
- a. Graffiti Removal: Graffiti on the Property shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by sign regulations in Section 32-250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
  - b. Onsite Security: The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, emergency evacuation plan, or other methods, as needed.
  - c. Site Maintenance: The Applicant shall remove litter, trash, and debris from the Property on a daily basis, or more often, as needed.

7. Transportation:
  - a. Right-of-Way Dedication: The Applicant shall dedicate 10 feet of additional right-of-way along Kettle Run Road to accommodate the sidewalk and turn lane/taper for access into the Property.
  - b. Access Improvements: Site access on Kettle Run Road shall be limited to a right-in/right-out ("RI/RO") configuration.
    - i. Such entrance design shall include a raised "porkchop" concrete island separating the RI/RO movements, as indicated on the SUP Plan.
    - ii. A northbound 200-foot transition taper and 100-foot right-turn lane shall be constructed entering the Property.
  - c. Sidewalk Along Frontage: The Applicant shall provide a 5-foot sidewalk along the Property frontage of Kettle Run Road, to be built to DCSM standards, along with onsite pedestrian connections and extended sidewalks to serve the Property.
  - d. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, fire lanes, adjoining road network, or encroach upon buffer and landscaped areas as shown on the SUP Plan.
8. Public Water Service Connection: The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop the Property.
9. Onsite Septic Sewer Condition of Approval: The Applicant shall utilize a private onsite septic system, which may include alternative technologies, subject to approval by the Health Department prior to final site plan approval. The overall development intensity and building footprint, including the building size, capacity, and floor area, shall be proportionally reduced if the onsite septic requirements, which are generated by the number of fixtures and flow rates for the development of the Property, cannot be accommodated onsite.
10. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# **STAFF REPORT**

<b>PC Meeting Date:</b>	October 12, 2022
<b>Agenda Title:</b>	Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to conditions dated October 4, 2022
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer

## **EXECUTIVE SUMMARY**

This is a request for a special use permit to allow a private school with associated child care facility, including a connection to public sewer and water, in the A-1, Agricultural, zoning district, within the Rural Area. The ±5.0-acre property is located on the east side of Kettle Run Road and across from Patriot High School and T. Clay Wood Elementary School.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to the conditions dated October 4, 2022.

## BACKGROUND

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- A. Request: To allow a special use permit (SUP) for a private school with associated child care facility, including a connection to public sewer and water, in the A-1, Agricultural, zoning district, within the Rural Area. The subject  $\pm 5.0$ -acre property is located on the east side of Kettle Run Road and across from Patriot High School and T. Clay Wood Elementary School.
- B. Site Location: The subject  $\pm 5.0$ -acre property is located on the east side of Kettle Run Road,  $\pm 0.54$  miles south of Vint Hill Road, is currently addressed as 10609 Kettle Run Road, and is identified on County maps as GPIN 7494-68-2020. The site is also located across from Patriot High School and T. Clay Wood Elementary School.
- C. Comprehensive Plan: The site is designated AE, Agriculture or Estate, in the Comprehensive Plan, and is located within the Rural Area.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is located within the Domestic Fowl Overlay District. The 5.0-acre lot is also subject to Nonconforming Lot Verification #NCU2017-00258.
- E. Surrounding Land Uses: The subject site is located along the east side of Kettle Run Road,  $\pm 550$  feet north of the intersection with Schaeffer Lane, and  $\pm 0.54$  miles south of Vint Hill Road. The entire surrounding vicinity is within the Rural Area. The western side of Kettle Run Road contains Patriot High School and T. Clay Wood Elementary School. Areas to the north, south, and east all are characterized by estate-type rural residential properties and/or other agricultural uses.
- F. Background & Context: As proposed through this SUP,  $\pm 3.1$  acres of the 5.0-acre property will be utilized for the construction of a private school with associated child day care facility, and with a connection to public sewer and water. Casalight School will be developed as two one-story buildings, consisting of 10,000 square feet and 15,000 square feet, with three outdoor play areas, and a shed in the rear portion of the property for landscaping tools storage. The day care will consist of two 1-story buildings (main building and an annex). The main building is proposed to be 150 feet by 100 feet for day care of 100 students. The annex building is proposed to be 100 feet by 100 feet for after-school programs for up to 60 students. According to the Applicant, this facility will benefit the students of any age attending elementary school, middle school, and high school, as it will also offer after-school programs for all K-12 students. The Casalight school's hours of operation will be between 6:00 a.m. to 7:00 p.m., which includes private school, pre-school, and afterschool programs.

As stated by the Applicant, the Casalight School will be a one-of-a-kind private school and associated day care facility, which will serve to educate area children with a robust and comprehensive curriculum, as well as fulfill an evergrowing need within the community for child care services. The proposed school and associated day care

(combined) will include up to 160 children. The school's early education program will be accredited through the National Association for the Education of Young Children, and will involve literacy and math skills, arts and creative expression, science, robotics, and physical fitness. Situated within the Rural Area, the Casalight School will also provide children with a focused educational program option that includes Horticultural and Agricultural science. An agricultural field/demonstration area in the eastern/rear portion of the property will offer hands-on learning opportunities.

According to the Applicant, the focus of Casalight School will be to prepare students under the age of five for the Kindergarten level, and will offer public school kindergarten-equivalent education to prepare certain age-qualifying students for the first grade. Casalight School will offer an after-school program that will complement such programs at the adjacent Patriot High School and T. Clay Wood Elementary School, as well as nearby Cedar Point Elementary and Marstellar Middle School. Casalight School will work with the adjacent T. Clay Wood Elementary School to accommodate the students that are on the waiting list for after-school programs. Casalight School will also work with the Prince William County Schools by helping with summer classes for middle and high school students that need to be enrolled. Such supporting summer programs may include electronic classes, computer programming languages, science labs, horticultural activities, and others upon request.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Special Use Permit #SUP2019-00004, Casalight Nokesville Child Care School, subject to the conditions dated October 4, 2022, for the following reasons:

- As conditioned through this SUP, use and operational parameters, a cohesive architectural/design theme, specific site layout, entrance feature and signage details, context sensitive design techniques, onsite tree and resource preservation, and buffering are being proposed to adequately mitigate the impacts.
- A private school (primary use) and child care facility is permitted in the A-1, Agricultural, zoning district by SUP and are considered compatible within agricultural and residential areas, with sufficient mitigation.
- The proposed private school (primary use) and child care facility, as conditioned by the SUP, is compatible with the surrounding land use context and among similar uses in this portion of the Kettle Run Road corridor.
- As conditioned through this SUP, the Applicant shall utilize an onsite septic/sewer system as per current policy.

## **Comprehensive Plan Consistency Analysis**

**Long-Range Land Use:** The site is designated AE, Agricultural or Estate, in the Comprehensive Plan and is located within the Rural Area. The purpose of the AE designation is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. This subject SUP request is for a private school with associated child care facility, including a connection to public sewer and public water, in the A-1, Agricultural, zoning district. Given the area context, surrounding uses, and as conditioned through this SUP, the impacts have been sufficiently mitigated.

**Public Sewer:** The current sewer policies in the Comprehensive Plan note that, with a few exceptions, development in the Rural Area shall occur without the connection to public sewer facilities. This proposed use does not meet the criteria recommended to grant the connection within the Rural Area. Therefore, staff cannot support this connection at this time. Conversely, the current draft of the Pathway to 2040, (Draft Plan) Comprehensive Plan, Sanitary Sewer Chapter, includes changes to allow connections to sewer within the Rural Area. However, at this time, this has not been adopted by the Board, and staff's recommendation is based on the Board's adopted Comprehensive Plan. It is also important to note that there is existing public sewer infrastructure along this portion of Kettle Run Road that serves two public schools on the western side of Kettle Run Road. As conditioned through this SUP, the Applicant shall utilize an onsite septic/sewer system as per current policy. If approved by the Board of County Supervisors, the property may have the option to connect to public sewer to serve the site.

**Public Water:** The current water policies in the Comprehensive Plan allow for the option to connect to public water infrastructure in the Rural Area, if it is available to serve a site.

- Furthermore, it is important to note that this SUP satisfies the intent of a public facility review (PFR).

**Level of Service (LOS):** The level of service impacts for this proposed SUP are being mitigated by monetary contributions, as conditioned by staff, as follows:

<b>Water Quality</b>	\$75 per acre	±5.0 acres	\$375.00
<b>Fire &amp; Rescue</b>	\$0.61 per SF of building area	Up to 15,000 SF (at final build-out)	\$9,150.00
<b>TOTAL \$</b>			<b>Up to \$9,525.00</b>



## **Community Input**

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has received one (1) email in opposition to this proposal. Concerns were expressed regarding increased traffic/congestion in the area in combination with the existing school facilities and further development into the Rural Area.

As of September 28, 2022, the Applicant has provided a list of over thirty-five (35) individuals, with their phone number and email contact information, who have indicated support of the project. This list is attached at the end of this report.

## **Other Jurisdiction Comments**

The subject site is located outside of the required notification area for adjacent jurisdictions.

## **Legal Issues**

If the SUP is approved, the site could be developed as a private school with associated child care facility, including a connection to public sewer and water, within the Rural Area. The property is currently zoned A-1, Agricultural, without proffers. Also, the site can alternatively develop with by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until January 10, 2023, which is 90 days from the first public hearing date, to take action on the SUP proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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Scott F. Meyer | (703) 792-6876  
[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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Attachment A – Area Maps

Attachment B – Staff Analysis

Attachment C – Historical Commission Resolution

Attachment D – Existing Conditions Plan

Attachment E – Special Use Permit (SUP) Plan

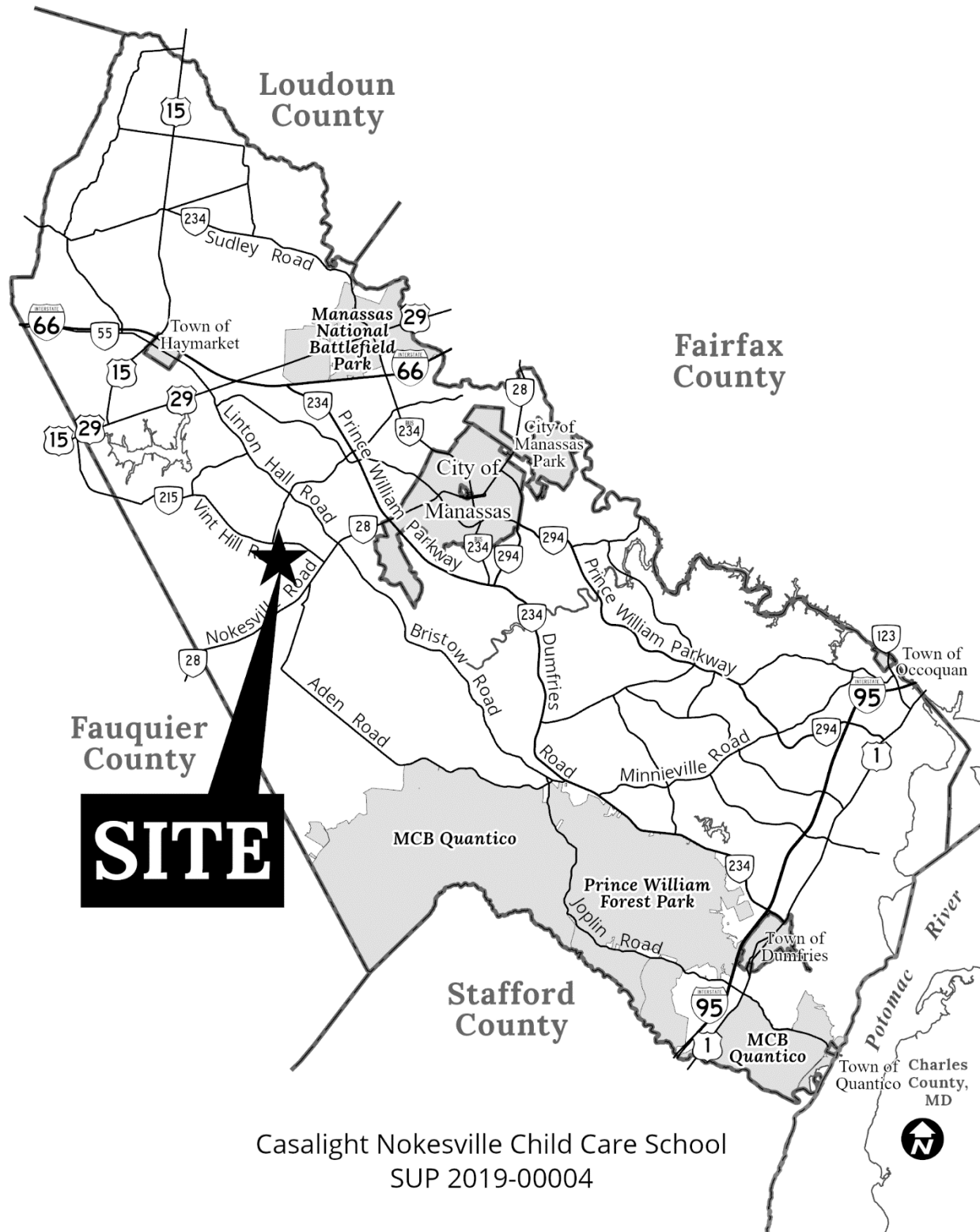
Attachment F – Landscape Plan

Attachment G – Environmental Constraints Analysis (ECA) Exhibit

Attachment H – Conceptual Building Elevations & Views

Attachment I – Onsite Soils Evaluation Letter

Attachment J – Community Support for Casalight School (from Applicant)



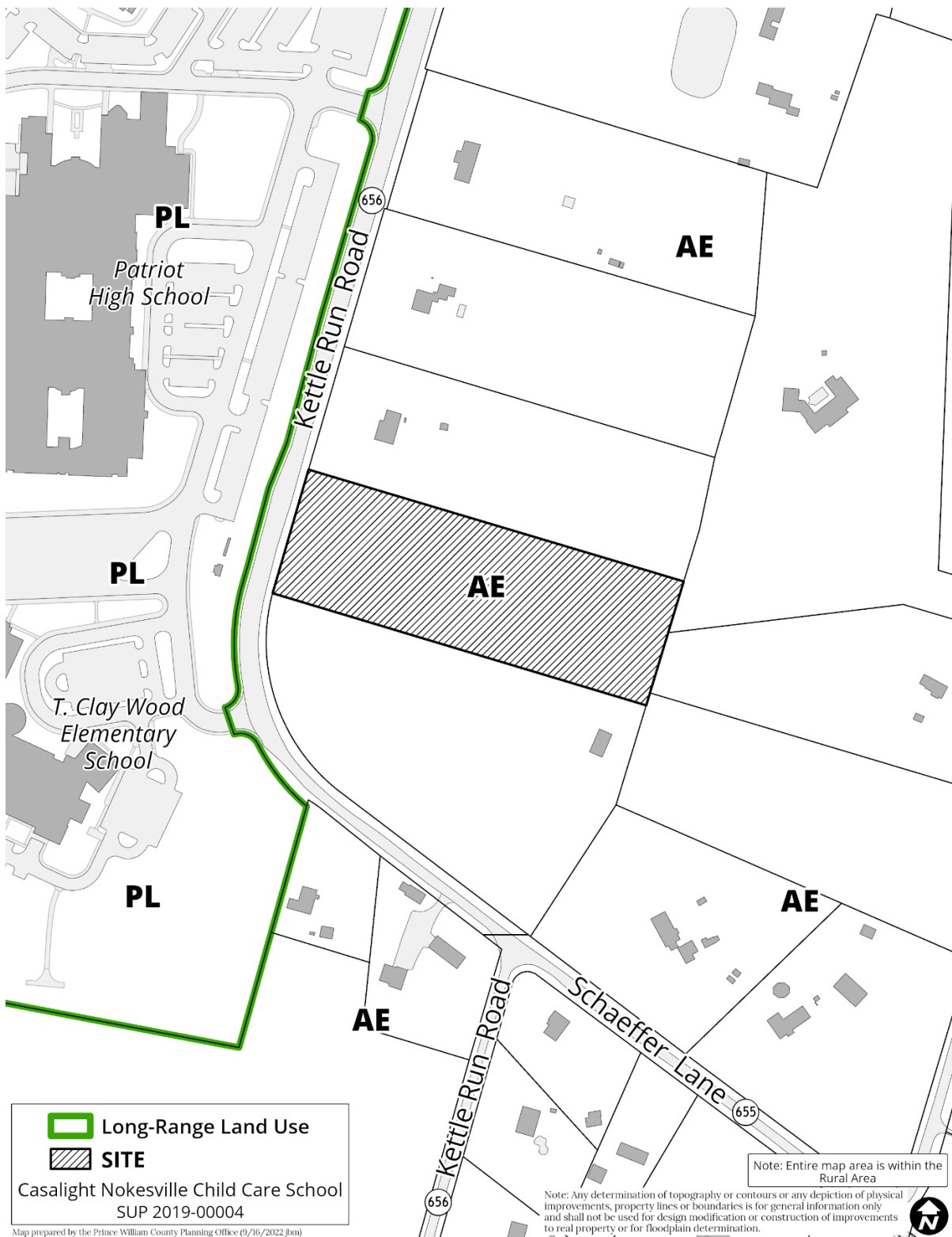
Casalight Nokesville Child Care School  
SUP 2019-00004







## Long-Range Land Use Map





**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: APPROVAL**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	No
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	No
Transportation	Yes

**Part II. Comprehensive Plan Consistency Analysis**

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Existing single-family detached residence; larger agricultural/rural estate lots	AE	A-1
South	Undeveloped/vacant property; Barn and shed accessory structures	AE	A-1
East	Existing single-family detached residences; larger agricultural/rural estate lots	AE	A-1
West	(Across Kettle Run Road); Patriot High School and T. Clay Wood Elementary School	PL	A-1

### **Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The following table summarizes the uses and densities intended within the AE, Agricultural or Estate, land use designation:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>Agricultural or Estate (AE)</b>	The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

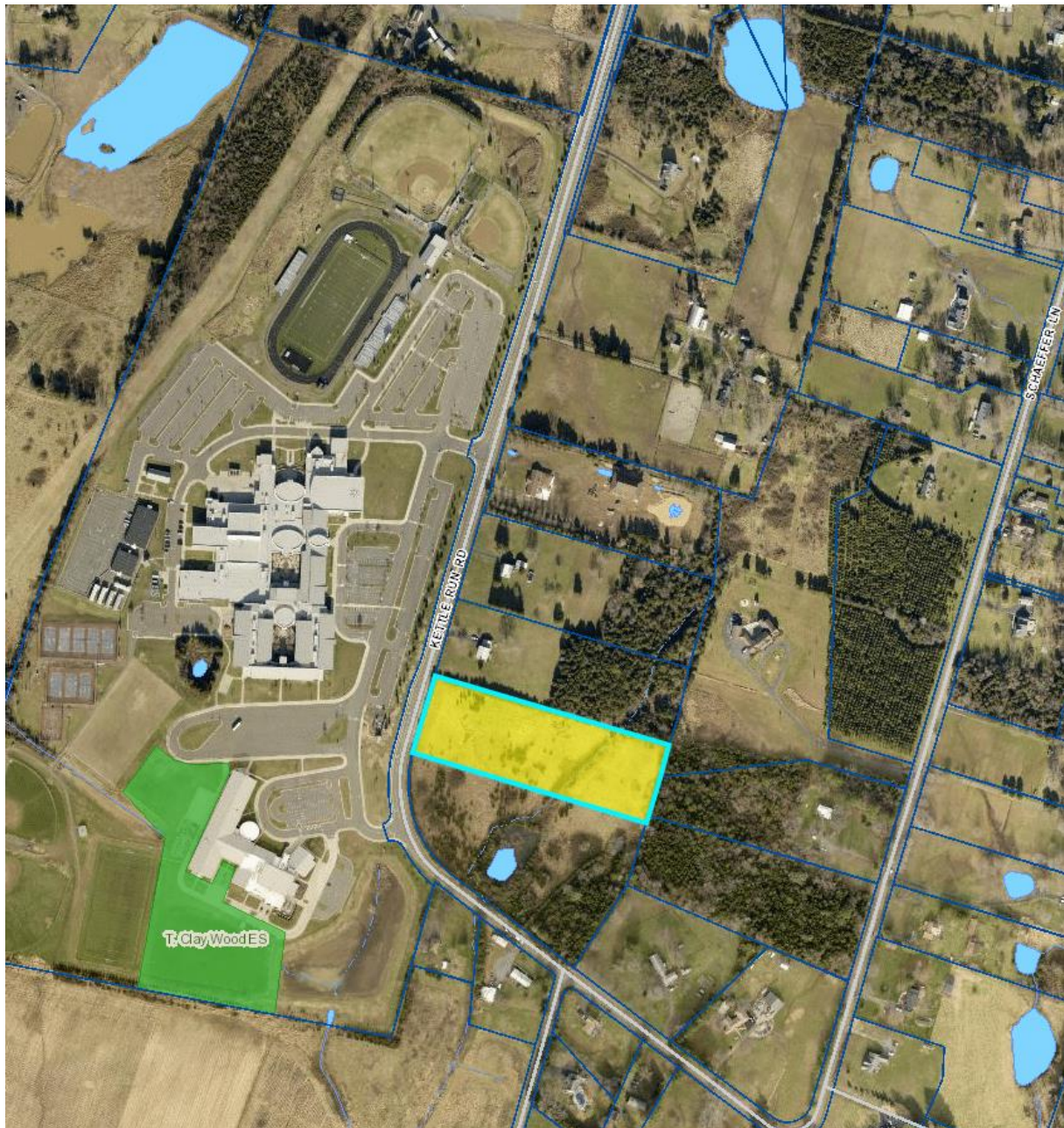
Additionally, the site is located within the Rural Area, which is defined as follows in the current Comprehensive Plan.

- **The Rural Area.** This is the area of Prince William County in which are contained agricultural, open space, forestry, and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development contained within or abutted by large tracts of permanent open space is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the County's agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield Park County Registered Historic Sites, which serve as key anchor points within the Rural Area classification. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Protecting the Rural Area from higher density is the key to furthering the intent of this plan and achieving the ten smart growth principles throughout the County including the Development Area. Designation of the Rural Area and application of the development Goals, Policies, and Action Strategies relative to the Rural



Area are intended to help avoid the negative economic, social, and environmental characteristics of sprawl development.

It is important to note that while the subject property is within the Rural Area, there are existing public school/public facility uses with related improvements on the opposite/western side of Kettle Run Road that are more intense than what is typically envisioned in the Rural Area. Regardless, the subject site is on the eastern side of Kettle Run Road is characterized by larger-lot and estate-type homes in an agricultural/rural residential setting. As such, this proposed use is encroaching into an area where no such uses exist and where the land use patterns transition – and thus is out of character. The eastern side of Kettle Run Road is undeveloped and acts as a land use boundary. For context and perspective on the vicinity, please see the following clipped aerial image below.



The overall purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the County's agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. In addition, protecting the Rural Area from higher density is the key to furthering the intent of the Long-Range Land Use Plan and achieving the ten smart growth principles throughout the County, including the Development Area.

Although staff views the private school and child care use as being favorable, community-serving, and in-demand, its specific location and overall size in the Rural Area creates policy concerns for the Planning Office. Staff has expressed these concerns to the Applicant, along with concerns related to the requested connection to public sewer.

### **Proposal's Strengths**

- Permissible Use & Zoning Compatibility: A private school with child care/day care facility is a permitted use in the A-1 zoning district, subject to the conditions of an approved SUP that adequately mitigate the impacts.
- Layout & Use / Operational Parameters: As conditioned through this SUP, there are numerous parameters/uses that are defined and specified in conjunction with the private school and child care facility. A detailed SUP Plan is also being conditioned to substantial conformance.

### **Proposal's Weaknesses**

- Incompatibility with Intent of AE Use Designation: As stated in the Comprehensive Plan, the purpose of the Agricultural or Estate (AE) classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas where large lot residential development is appropriate.
  - As proposed, a private school with child care component, with 25,000 square feet of building area and up to 160 children with associated parking and other related site improvements, is not an envisioned or preferred use. It is a deviation from lower impact, large-lot residential development that is preferred within AE areas. As such, the new private school with child care component, and at the scale as proposed, is fundamentally too intense of a use in this particular location. Considering that the site is across the street from existing school facilities and adjacent to larger-lot residential/agricultural uses, the AE land use pattern has already been established with Kettle Run Road as a clear dividing line.

- Contrary to Rural Area Intent & Purpose: The SUP proposal is in direct conflict with a few key land use action strategies and policies that relate to the Rural Area, such as its primary function, protection from encroachment of incompatible uses, and transition of uses.
  - LU2.6: Ensure that the primary function of the Rural Area as reflected by the Long-Range Land Use Plan Map is to maintain open space, protect native habitats, allow for large-lot residential development, allow for agricultural activities, and provide potential sites for community facilities.
  - LU-POLICY 14: Protect existing and planned land uses from the encroachment of incompatible land uses.
  - LU14.1: Ensure transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses in accordance with the Land Use Compatibility Matrix, by requiring adequate distance, screening, setbacks, vegetative buffers, or combinations of these means. Proposed developments should utilize the standards of the Community Design Plan.
- Minimal Mitigation of Impacts: Although there are numerous use parameters, layout details, landscape buffering, onsite tree/vegetation preservation efforts, and site improvements being conditioned through this SUP, they are more standard in nature and do not take into account being in the Rural Area. As such, the overall size and scale of the building has been designed to the maximum building extent feasible and without regard to the surrounding area context – and being within the Rural Area. Staff has concerns that the overall impacts have not been sufficiently mitigated.

**On balance**, this application, as currently proposed, is found to be inconsistent with the relevant components of the Long-Range Land Use Plan.

### **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

### **Proposal's Strengths**

- Design Compatibility with Rural Area Theme Through SUP: Although the proposed facility will be more institutional-like in its appearance within the Rural Area, the proposed horticultural/agricultural educational programs further policies of the Rural Area through the promotion and fostering of an early interest in agricultural and forestry sciences.

- In keeping with the rural character intent of the area, additional landscaping is provided, building heights are limited to 22 feet, the use will be screened via perimeter landscape buffering from adjacent properties, and a BMP environmental facility is provided along the site's frontage with Kettle Run Road.
  - The unimproved eastern/rear portion of the site will serve as a landscaped horticultural learning facility and demonstration site.
  - The site design also includes a rail and post fence (two-rail) along the adjacent and rear boundaries, and parts of the exterior walls for the school will incorporate natural rocks.
  - Solar panels will be installed on the roof to help teach students about renewable and sustainable energy, which is valuable for certain farming practices.
  - Approximately 1.8 acres, or 36% of the total site area will remain undisturbed, which includes the intermittent channel in the rear/eastern half of the subject site.
- Cohesive Building Design with Area Context: Conceptual building elevations have been offered by the Applicant and are conditioned with this SUP. The private school/child care facility is designed in a similar architectural style to other private schools (i.e. Montessori), and will visually complement the adjacent two public school sites.
  - Entrance Sign: The Applicant is proposing a freestanding monument-style entrance sign feature with low-growth landscaping at the sign base and supplemental planting areas, which will be incorporated into the landscaping along the frontage. As conditioned, the finished height will be limited to a maximum of eight (8) feet.
  - Perimeter Buffers: As conditioned and as depicted on the SUP Plan, a 30-foot landscape buffer along the northern, southern, and eastern perimeters of the property shall be installed and remain undisturbed. In addition, a variable width/25-foot landscape buffer is proposed along the Kettle Run Road frontage. All landscaping areas shall be maintained by the Applicant.
  - Site Maintenance / Trash Removal: As conditioned, the Applicant shall maintain the site and shall pick up trash, litter, and debris.
  - Freestanding Light Pole Mitigation: As conditioned, freestanding parking lot light poles shall have a maximum height of twenty (20) feet. To reduce the impacts of additional light pollution and potential for light spillover onto adjacent properties, outdoor light fixtures shall be designed as "energy-saving" or "smart lights", with automatic and/or timed shut-off.

### **Proposal's Weaknesses**

- **Scale & Massing of Use within Rural Area:** Although the proposed design theme is generally consistent with the two other public school sites across the street, the proposed scale of this use is intense for the Rural Area. At a total building area of 25,000 square feet and more than the double the required onsite parking spaces, the overall design style is more typical of what is found in suburbanized areas – not in the Rural Area. Despite the private school and child care facility being permissible by an approved SUP in A-1 zoning, it will add new development within the Rural Area, and the combined massing of buildings in the vicinity is out of character and contrary to current policy.
  - Currently, the development pattern on the eastern side of Kettle Run Road is characterized by larger lot/rural estate-like housing and is more bucolic and agricultural in its land use pattern. Kettle Run Road currently acts as a de facto boundary, building the more intense development of the two existing schools on the west side of the road and the estate-style residential development on the east side of the road.
  - Staff also has concerns that the type of use, being on the eastern side of Kettle Run Road, may set a precedent for additional development of similar uses on adjacent lots.
  - The overall size, scale, and massing of the facility remains a concern among staff. If the overall size was reduced, and more sensitive to the current and transitional land use patterns in the area, then staff would be able to view more favorably.

**On balance,** this application is found to be consistent with the relevant components of the Community Design Plan.

### **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The project area is within the Bristoe Station Battlefield (Study) area, which is a circa 1863 Civil War battlefield that was determined potentially eligible for listing on the National Register of Historic

Places. During its regularly scheduled meeting on September 11, 2018, the Historical Commission requested a Phase I Cultural Resources Study be submitted with the next submission of the application. The scope of work should include metal detecting, and other items, to coordinated with the County Archaeologist. The purpose of this Phase I survey was to identify and record all historic resources within the project area prior to development of the site.

An archaeology report titled *Phase I Cultural Resources Survey of the Casalight Nokesville School Tract* (Tyrer and Muier 2019) was submitted for review and comment in January 2019. The survey resulted in the identification of no new or previously recorded archaeological sites. The project area is within the previously identified Bristoe Station Battlefield, site #076-0024. No artifacts from the battle were identified during the metal detector survey. No viewshed impacts were identified. No additional studies were recommended, with the County concurring.

The Prince William County Historical Commission reviewed the above referenced report during their regularly scheduled meeting on April 9, 2019, and recommended no further work and no additional cultural resource studies. The County Archaeologist concurs with these findings. Two signed resolutions from the Historical Commission are attached at the end of this report.

### **Proposal's Strengths**

- Expanded Cultural Resources Survey: At the request of the County Archaeologist, the Applicant provided a Phase I Cultural Resource Study, which also included a Metal Detection Survey to focus on the potential for previous military activity. Due to limited findings for the site, no further studies were recommended.
- No Further Work: The Historical Commission reviewed this proposal, including the Phase I report, at its April 9, 2019 meeting and determined that no further work was needed. The County Archaeologist concurs.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

## **Environment Plan Analysis**

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.



The site is predominantly open, agricultural use field with an intermittent stream traversing the back/rear portion of the site. The site is located within the Rural Area. With the latest submission, a private school will be the primary use for the property, and child day care will be secondary through this special use permit (SUP) request. The Applicant has stated that this school would also provide agricultural education.

An Environmental Constraints Analysis (ECA) report was submitted, and indicates that no rare, threatened, or endangered species occur onsite. However, this site is upstream from known occurrences of two species of aquatic animals listed as either State Endangered (the Brook Floater) or as a Federal Species of Concern (the Yellow Lance). These species may be affected by upstream development. The site is also upstream from the Kettle Run Stream Conservation Unit, designated to be of "High" conservation value by the Virginia Department of Conservation and Recreation. Of the total 5.0-acre site area, 1.9 acres is proposed to be undisturbed through this SUP. The rear/eastern portion of the property is being proposed as a garden/agriculture area for educational and demonstration purposes, with surrounding tree save and naturalized meadow areas. Such eastern/rear area will be accessed via a proposed stream crossing bridge-like structure, and with minimal impacts.

Based on several review submissions, Watershed Management staff have recommended numerous SUP conditions to address various concerns and ensure that the impacts are sufficiently mitigated. Planning staff has tried to reconcile, clarify, and resolve the following issues by conditioning them, as requested by Watershed Management staff. The Applicant is agreeable to address the following list of items as SUP conditions.

- A condition to commit to the limit of clearing and grading shown on the SUP Plan.
- A condition to allow the area east of their limit of clearing and grading to be retained to naturally reforest.
- A condition that the landscape design will be provided by either a Virginia Certified Landscape Designer or Registered Landscape Architect.
- A condition specifying the use of native plant species representative of the rural character of the area.
- A condition committing to using species native to Virginia in the landscaping along Kettle Run Road.
- A condition to provide a wider landscape buffer shown along Kettle Run Road that varies from 21 feet to 27 feet in width and is located outside of any sight distance easement and/or utility easements, allowing only for minimal perpendicular utility crossings. Also, a minimum planting standard consisting of 130 plant units/100 linear feet should be required. A 25-foot landscape buffer along Kettle Run Road will be provided as shown on the plan.
- A condition to guarantee that the SWM/BMP feature (including the easement) shown at the southwestern end of the site does not encroach into the required 30-foot buffer.

- A condition to create a forested buffer along the intermittent channel. Currently, the conditions provide for reforestation as outlined in DCSM Section 800 or planting 6-foot to 7-foot-tall trees at 150 plant units/100 linear feet of buffer. This is for the approximately 40-foot-wide channel buffer (approximately 20 feet on either side of the channel).

### Water Quality

The Applicant has been conditioned through this SUP to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the site area acreage.

### Proposal's Strengths

- Defined Limits of Disturbance: As indicated on the SUP Plan and as conditioned, limits of disturbance and grading are delineated to control the extent of onsite disturbance, which results in preserving areas of intact vegetation onsite and the existing drainage swale/stream feature at the eastern/rear and northern portions of the subject site.
- Tree Save & Resource Preservation: As shown on the SUP Plan, the site development has been aligned to avoid/minimize impacts to an existing drainage swale/stream feature area. Also, additional plantings, tree-save, and reforestation areas are being proposed to supplement the existing intact tree areas. Preservation and re-establishment/enhancement of such areas is highly preferred, and thus will provide additional credit towards meeting onsite landscaping requirements and enhancing environmental resources.
- Enhancement of Onsite Natural Resources: As indicated on the SUP Plan and as proposed, specific areas of tree save ( $\pm 10,700$  SF), naturalized meadow ( $\pm 11,000$  SF), and reforestation buffer along 20 feet of each side of the drainage swale/stream feature is being proposed.

### Proposal's Weaknesses

- Extent of Building & Impervious Area: As proposed, the onsite parking spaces exceed the minimum standards by more than double. In addition, the total building area will be up to 25,000 square feet, which is at the maximum end of what the site will allow. More attention should be given to minimizing impervious surfaces, scaling back the overall facility size, and reducing building footprint, as a means of being sensitive to the intent of the Rural Area.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.



## **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #25 (Linton Hall) is the first due fire/rescue resource for the project site and is located approximately 2.0 miles north of the project area. The site is located just outside the required 4.0-minute travel time for Basic Life Support and Fire Suppression and within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #25 responded to 2,810 incidents with a workload station capacity of 4,000 incidents per year.

Fire lanes and access issues will be addressed at the time of site plan review. An emergency evacuation plan will be required to be submitted to the Fire Marshal's Office for review and approval prior to beginning operations. In addition, requirements for fire hydrants and life safety will be determined at time of building plan submission in coordination with building development review.

### **Proposal's Strengths**

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new building structure area to mitigate impacts to fire and rescue services.
- Emergency Evacuation Plan: As conditioned, an emergency evacuation plan shall be required to be submitted to the Fire Marshal's Office for review and approval prior to beginning operations.
- Station Workload: The most recent figures indicate that Fire/Rescue Station #25 is operating within capacity.

### **Proposal's Weaknesses**

- Outside of 4.0-Minute Travel Time: The site is located outside the required 4.0-minute travel time for basic life support and fire suppression services.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

## **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Details on the type(s) of onsite security measures should also be considered, in addition to access control, alarm systems, facility security, and onsite lighting.

### **Proposal's Strengths**

- **Minimal Impacts to Levels of Service:** The Police Department does not believe this application will create significant impact on calls for service.
- **Graffiti Removal & Reporting:** As conditioned with the SUP, the Applicant agrees to remove any graffiti from the subject property. Any graffiti is to be reported to the Police Department before removal.
- **Onsite Security:** As conditioned with this SUP, the Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, alarm system, onsite lighting, emergency evacuation plan, or other methods, as needed.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is located in the Rural Area of the County and the extension of public water for the development must comply with the policies of the County's Comprehensive Plan. Public water is available from an existing 12-inch water main located along Kettle Run Road. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

#### **Proposal's Strengths**

- Water Connection & Service: As conditioned, the Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Potable Water Plan.

### **Sanitary Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is in the Rural Area of the County and the extension of public sewer for the development should comply with the policies of the Comprehensive Plan, which is a policy guide. Connection to public sewer, if approved by the County, is available from an existing 6-inch high-pressure force main located along Kettle Run Road. However, the developer will be required to

provide a sewer study, completed by a qualified Professional Engineer, at the plan review stage to demonstrate the following:

- There is sufficient capacity in the existing system.
- The proposed connection will not be detrimental to the existing system.
- The proposed system is properly sized to overcome the exiting head using the latest system curve information

If approved to connect to public sewer infrastructure, all connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions. The Applicant shall design and construct all new onsite and offsite sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations.

However, it is important to note that this SUP application has been submitted in part for the purpose of allowing a connection to public sewer infrastructure in the Rural Area. Specifically, the Applicant is proposing a 4-inch sewer line connection to the 6-inch sewer force main that exists along Kettle Run Road, along the site frontage. Since the site located within the Rural Area, this is not consistent with existing policies. As such, staff cannot support this aspect of the application.

A soil study performed in 2006 for the subject property by Cox Environmental Services determined that the soils are not suitable for onsite septic systems. A copy of the onsite soils evaluation letter, dated December 1, 2006, is attached at the end of this report.

The current sewer policies in the Comprehensive Plan note that, with a few exceptions, development in the Rural Area shall occur without the connection to public sewer facilities. This proposed use does not meet the criteria recommended to grant the connection within the Rural Area. Therefore, staff cannot support this connection at this time. Conversely, the current draft of the Pathway to 2040, (Draft Plan) Comprehensive Plan, Sanitary Sewer Chapter, includes changes to allow connections to sewer within the Rural Area. In that draft, public sewer is planned and mapped Countywide to provide equitable access to sewer services. At this time, the Board has not adopted this new policy.

The cost of any extensions/connections to a public system will be borne by the property owners connecting to the system. In this circumstance, there is existing public sewer infrastructure along this portion of Kettle Run Road. In recognition of the policies in the current Comprehensive Plan, staff has proposed a condition of approval that stipulates the property will be served by an onsite septic system, including alternative technologies, in accordance with Health Department standards. The condition further states that during site plan review, the Applicant may need to modify/reduce the size of the facility to provide an adequate onsite septic system in accordance with Health Department standards.

However, should the Planning Commission and Board of County Supervisors be inclined to support the Applicant's request, staff has prepared alternative contingency language that would permit the option for a connection to public sewer, as indicated below.

➤ Alternative Onsite Septic / Sanitary Sewer Condition of Approval:

- Onsite Septic Option: As conditioned by staff, the Applicant shall utilize a private onsite septic system, including alternative technologies, subject to approval by the Health Department prior to site plan approval. The overall development intensity and building footprint, including the building size, capacity, and floor area, shall be proportionally reduced if the onsite septic requirements, generated by the number of fixtures and flow rates for the proposed development, cannot be accommodated onsite.
- Public Sewer Option: In the event the proposed connection to public sewer infrastructure to serve the site is approved by the Board of County Supervisors, the Applicant may connect to public sewer, with the Applicant bearing all costs associated with providing all onsite and offsite facilities to make such connection to serve the development, as proposed.

### **Proposal's Strengths**

- Onsite Septic System: As conditioned through this SUP and as per current County policy in the Rural Area, the Applicant shall utilize a private onsite septic system to serve the proposed use on the subject site. The system will be subject to approval by the Health Department prior to site plan approval. As conditioned, the intensity of the use and size of the proposed buildings on the site will have to be reduced if the onsite sewer requirements for the proposal cannot be accommodated within the limits of clearing and grading.

### **Proposal's Weaknesses**

- Connection to Public Sewer: The Applicant's request to connect to public sewer infrastructure is not consistent with the currently adopted policies of the current Comprehensive Plan, which seek to limit connections to public sewer in the Rural Area.

**On balance**, this application, as currently proposed, is found to be inconsistent with the relevant components of the Sanitary Sewer Plan.

## **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections,

reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

A traffic study by Wells & Associates, dated March 15, 2018, was submitted with the SUP application package. With full build-out conditions, the proposed private school and child care use would generate 128 weekday AM peak hour trips, 130 weekday PM peak hour trips, and 701 daily weekday trips.

Site access on Kettle Run Road will be limited to a right-in/right-out (RI/RO) access. The entrance design includes a raised “porkchop” concrete island separating the RI/RO movements and preventing left-turns in and out of the site, as indicated on the SUP Plan. A northbound 200-foot transition taper and 100-foot right turn lane is being proposed into the site. Furthermore, the Applicant is providing a 5-foot sidewalk along the site frontage of Kettle Run Road along with onsite pedestrian connections and extended sidewalks.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

<b>Roadway Name</b>	<b>Number of Lanes</b>	<b>2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)</b>	<b>Travel Demand Model 2019 Daily LOS</b>
Kettle Run Road	4	4,700	B
Schaeffer Lane	2	380	N/A

**Proposal's Strengths**

- **Right-of-Way Dedication:** The Applicant is conditioned to dedicate 10 feet of additional right-of-way along Kettle Run Road to accommodate the sidewalk and proposed turn lane/taper for access into the site.
- **Access Improvements:** Site access on Kettle Run Road will be limited to a right-in/right-out (RI/RO) access. The entrance design includes a raised “porkchop” concrete island separating the RI/RO movements, as indicated on the SUP Plan. A northbound 200-foot transition taper and 100-foot right turn lane is also being proposed into the site.
- **Sidewalk Along Frontage:** The Applicant is providing a 5-foot sidewalk along the site frontage of Kettle Run Road along with onsite pedestrian connections and extended sidewalks to serve the site.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

### **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy", "Mobility", "Wellbeing", "Safe and Secure Community", and "Quality Education and Workforce Development". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

- **Wellbeing**: A private school and child day care facility provide partnership opportunities to address human service needs from a grass roots community level. This opportunity to engage youth in the community aligns favorably with the Strategic Plan goal to increase cooperation and partnership with faith-based communities to address human service needs within the County.
- **Increase At-Place Employment**: With the improvements being proposed, which include a private school and child care facility, there will be more localized employment opportunities generated. The new components of the facility will help contribute to the overall goal to increase growth in at-place employment by more than 3,300 jobs per year.

### **Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- **Primary & Secondary Use**: As proposed by the Applicant, the primary use is a private school and the secondary use is a child care facility. As such, the SUP conditions of approval have been drafted to ensure that these uses are clearly defined. As the principal use, the private school shall have a minimum required annual enrollment of 100 students. As a secondary

use, such child care/day care facility shall accommodate a maximum of up to 60 children. It is important to note that such child care use shall only be permitted as an accessory to the principal use (private school), as per this SUP. In the event the principal use as a private school ceases, all other use of the property permitted through this SUP shall also cease.

- Comprehensive Plan Update: The current draft of the Pathway to 2040, (Draft Plan) Comprehensive Plan, Sanitary Sewer Chapter, includes changes to allow connections to sewer within the Rural Area. In that draft, public sewer is planned and mapped Countywide to provide equitable access to sewer services. However, this is still pending and has not been adopted by the Board.

### **Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC County Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Health District
- PWC Historical Commission
- PWC Police / Crime Prevention
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



**HISTORICAL COMMISSION RESOLUTION****MOTION: SINGSTOCK****September 11, 2018****SECOND: CUNARD****Regular Meeting****Res. No. 18-036****RE: LAND DEVELOPMENT RECOMMENDATIONS****ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
SUP2019-00004	Casalight Nokesville Child Care School	Provide Phase I cultural resources survey for second submission of application.
REZ2016-00021	Kline Property 7th Submission	Provide confirmation of a 25 foot buffer for the Lutheran Machpelah Cemetery.
SUP2017-00037	Kline Property - CVS Pharmacy (Drive-Through)	No further work
REZ2018-00011	Dominion Valley Country Club Proffer Amendment Second Submission	Recommend applicant donate \$3000 for a historical marker, to be located on the property, noting the significance of Waverly Plantation.
REZ2016-00030	Innovation Town Center Second Submission	No further work

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
SUP2016-00031	Innovation Town Center Second Submission	No further work
REZ2019-00004	Longpointe Proffer Amendment	No further work
SUP2019-00008	Potomac Shores Town Center SUP Amendment	Tabled
SUP2019-00010	Nirvana Meditation Center	No further work

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

**Absent from Meeting:** Smith, Van Derlaske

**MOTION CARRIED**

ATTEST:

  
Secretary to the Commission

## HISTORICAL COMMISSION RESOLUTION

**MOTION: CUNARD**

**April 9, 2019  
Regular Meeting  
Res. No. 19-025**

**SECOND: VAN DERLASKE**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2019-00025	Westview 66 Proffer Amendment	No Further Work
REZ2019-00021	Bethlehem Contractors Office Submission #2	No Further Work
REZ2019-00020	Prince William Marina - Parking Expansion – 2 <sup>nd</sup> Submission	Request Construction Monitoring and Letter Report
SUP2019-00033	Prince William Marina - Parking Lot Expansion – 2 <sup>nd</sup> Submission	Request Construction Monitoring and Letter Report
SUP2019-00001	Sheetz at Noble Pond Way – 3 <sup>rd</sup> Submission	No Further Work
SUP2019-00004	Casalight Nokesville Child Care School – 2 <sup>nd</sup> Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2017-00007	North Woodbridge Small Area Plan	Support language as written. There may be additional comments presented to staff at a later date.
REZ2019-00027	Nawaz, LLC - Auto Trademark	No Further Work
SUP2019-00040	Nawaz, LLC - Auto Trademark	No Further Work
REZ2019-00028	Avanti at Innovation Proffer Amendment & Rezoning	No Further Work
REZ2019-00032	Hornbaker Road Proffer Amendment	No Further Work
REZ2019-00029	Leland Road Rezoning	No Further Work
SUP2019-00041	Gainesville Associates Data Center FAR	Table
SUP2019-00042	St. Paul Preschool Special Use Amendment	No Further Work
SUP2019-00043	Park Valley Church Expansion SUP Amendment	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** Vayer

**Absent from Meeting:** Moser

**MOTION CARRIED**

ATTEST:   
Secretary to the Commission

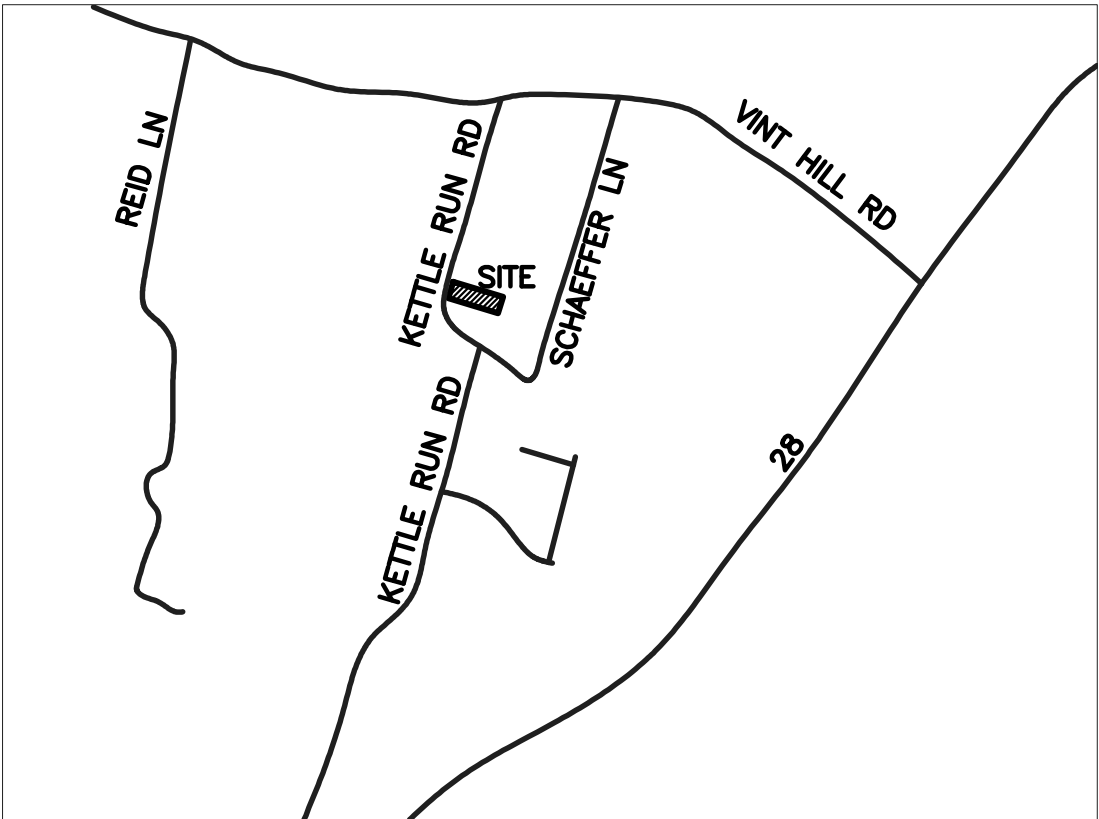


OWNER INFORMATION:  
MRICHA ABDELLATIF & HASSANIA SURV  
10100 SIR REYNARD LANE, BRISTOW, VA 20136  
PROJECT ADDRESS:10609 KETTLE RUN ROAD, NOKESVILLE VA 20136  
GPIN#: 7494-68-2020  
INSTRUMENT #: 201703230022116  
LOT #0008H  
AREA=5.0 AC  
WATERSHED: BROAD RUN (270)  
RPA ON PARCEL: NO  
PRIVATE SEPTIC: NO  
FEMA 100YR FLOODPLAIN: NO  
FEMA PLAN NUMBER 51153C0152D,  
EFFECTIVE ON 01/05/1995  
LOMA INFORMATION: NOT APPLICABLE  
PARENT PARCEL: ORIGINAL PARCEL  
CHILD PARCEL: NO CHILD PARCEL AVAILABLE

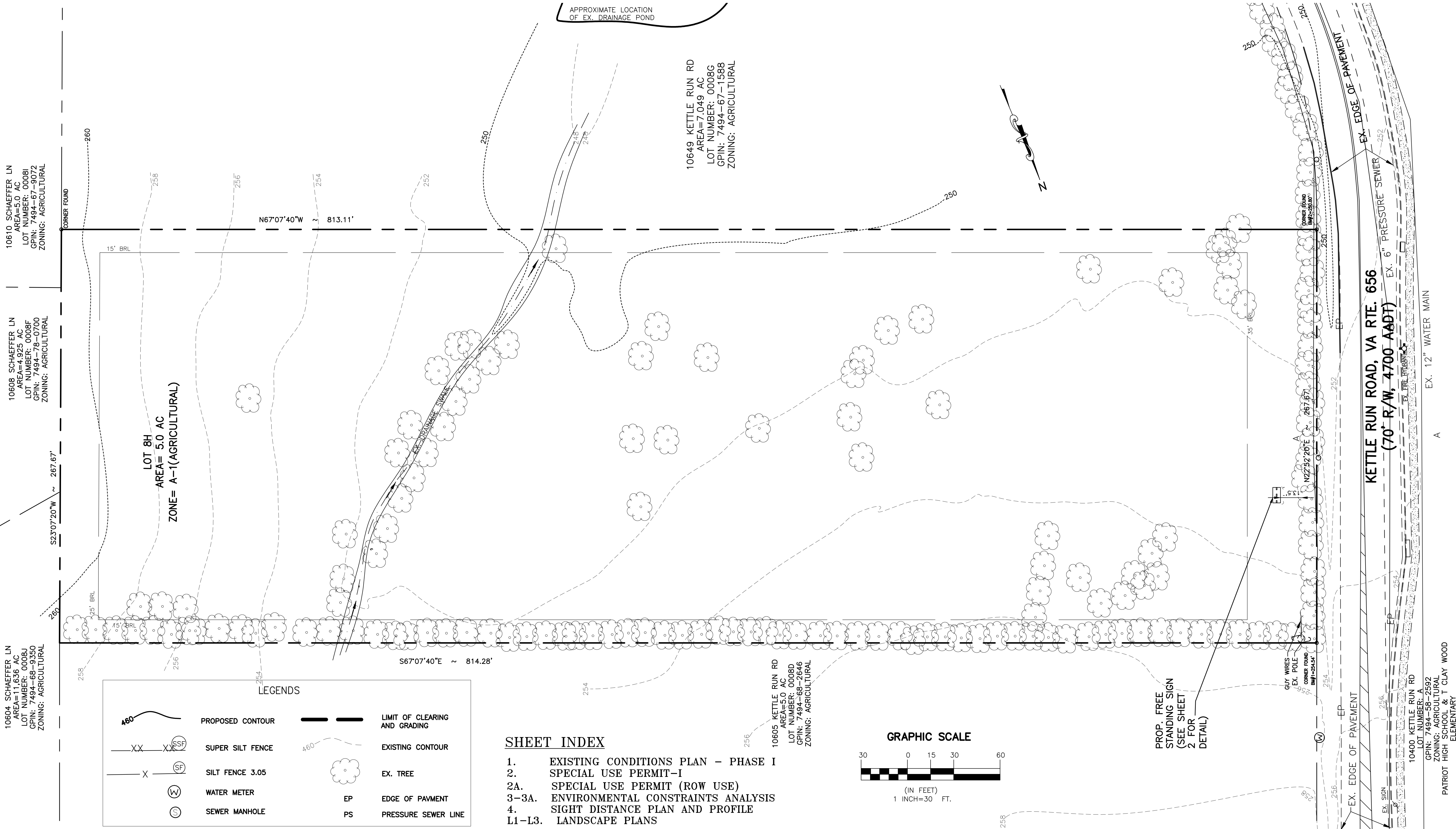
1. PARCEL IDENTIFICATION # : 7494-68-2020
2. ZONE: A-1
3. SETBACK REQUIREMENTS FRONT: 35 FEET  
SIDE : 15 FEET  
REAR: 25 FEET  
MAX BUILDING HEIGHT 35 FEET
4. IMPERVIOUS AREA CALCULATION:  
  
TOTAL LOT AREA = 217,800 SF  
EX. IMPERVIOUS AREA = 0.0 SF  
PROP. BUILDING AREA = 25,000 SF  
PROP. PARKING LOT & ROAD AREA = 34,075 SF  
PROP. WALKWAY AREA = 7,171 SF  
POST IMPERVIOUS AREA = 66,246 SF  
  
INCREASED IMPERVIOUS AREA =  $66,246 / 217,800 \times 100\% = 30.4\%$   
PERCENTAGE OF IMPERVIOUS AREA (30.4%) WILL BE ADDED INTO THE TOTAL LOT AREA.

5. BOUNDARY INFORMATION WAS TAKEN FROM THE AVAILABLE RECORDS. NO TITLE REPORT WAS FURNISHED.
6. THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORDS.
7. THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE PLAN IS BASED ON THE SURVEY CONDUCTED BY BY GEOENV ENGINEERS AND IS BASED ON USGS DATUM. THE FRONT PROPERTY CORNERS#1 & 2 ARE ASSUMED AS A BENCH MARK.

9. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
10. THE LOT DOES NOT FALL INTO COUNTY MAPPED RPA OR HAS FLOOD PLAIN LIMIT.
11. ALL NEW UTILITIES TO BE CONNECTED TO EXISTING UTILITIES IN ACCORDANCE WITH THE ISSUED PERMITS AND PER SERVICE AUTHORITY STANDARDS' SPECIFICATIONS.
12. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW TWO 1-STORY BUILDING ON THE LOT.
13. THE SOILS ARE MAPPED AS WAXPOOL SILT LOAM (SOIL ID 56A), SYCOLINE-KELLY COMPLEX (SOIL ID 53C), SYCOLINE-KELLY COMPLEX (SOIL ID 53B), REAVILLE SILT LOAM, (SOIL ID 48A), DULLES SILT LOAM (SOIL ID 17A), ARCOLA SILT LOAM (SOIL ID 4B) AND ALBANO SILT LOAM (SOIL ID 3A) PER USDA WEB SOIL SURVEY.
14. ALL THE DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF THE TRANSPORTATION.
15. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF VDOT AND PRINCE WILLIAM COUNTY.
16. NO GRAVESITES ARE FOUND ON THIS LOT.
17. THERE ARE NO WATER BODIES WITHIN THE DEVELOPMENT SITE.

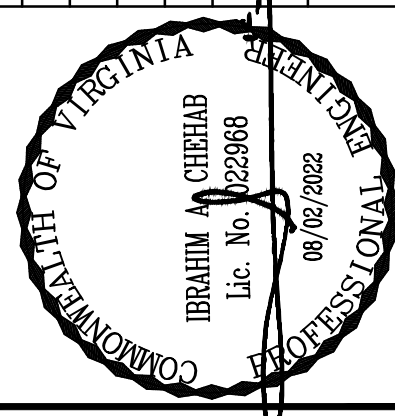


SCALE: 1" = 3,000'



1. EXISTING CONDITIONS PLAN - PHASE I
- 2A. SPECIAL USE PERMIT-I
- 2A. SPECIAL USE PERMIT (ROW USE)
- 3-3A. ENVIRONMENTAL CONSTRAINTS ANALYSIS
4. SIGHT DISTANCE PLAN AND PROFILE
- L1-L3. LANDSCAPE PLANS

REVISION BLOCK		DATE
NO.	DESCRIPTION	
3.	REVISED PER REVIEW COMMENTS	08/02/2022
2.	REVISED PER REVIEW COMMENTS	05/01/2021
1.	REVISED PER REVIEW COMMENTS	12/04/2021



## EXISTING CONDITIONS PLAN - PHASE I

PROPOSED CASALIGHT SCHOOL  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN# 7494-68-2020	
DATE:	APRIL 2018
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE: 1"=30'	
SHEET: 1 OF 4	

 GeoEnv Engineers

Civil, Environmental & Geotechnical Engineering  
10875 Main Street, Suite 213  
Fairfax, VA 22030  
Tel. 703.591.7170  
Fax. 703.591.7074  
Web Site: [geoenv1.com](http://geoenv1.com)



THE PROJECT INVOLVES CONSTRUCTION OF CHILD DAYCARE FOR 160 STUDENTS OR 15 CLASS ROOM. THE DAY CARE CONSISTS OF TWO 1-STORY BUILDINGS WITH ASSOCIATED ASPHALT PARKING LOT AND DRIVEWAY, WATER AND SEWER CONNECTION WITHIN THE SITE. THE BUILDINGS PROPOSED TO BE 150 FT LONG BY 100 FT WIDE AND 100 FT LONG BY 100 FT WIDE. THE CONSTRUCTION WILL BE SLAB ON GRADE WITHOUT BASEMENT.

LAND USE NARRATIVE NOTE:

1. PROPOSED USES AND IMPACTS ON PUBLIC FACILITIES: CHILD DAYCARE CENTER.
2. FLOOR AREA RATIO (FAR) : 11%
3. MAXIMUM HEIGHT OF ALL PROPOSED STRUCTURES: 22 FT
4. MITIGATION OF IMPACTS ON NEIGHBORING PROPERTIES: LANDSCAPING BUFFER AND FENCE.
5. SPECIAL AMENITIES: NATIVE VEGETATION.
6. PROPOSED PHASES OF DEVELOPMENT: 2 PHASE DEVELOPMENTS.
7. PROPOSED PERMITTED WAIVERS : SPECIAL USE PERMIT.
8. SPECIAL DISTRICT :N/A

1. PROPOSED UTILITY LINE AND LOT LINE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH SE PLAT.
2. THE SIZE AND SHAPE OF THE HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
3. CLEARING LIMITS MAY BE ADJUSTED IN CERTAIN AREAS TO FACILITATE POSITIVE DRAINAGE AND FOR UTILITIES CONNECTION.
4. OFFSITE EASEMENTS IF ANY WILL BE RECORDED PRIOR TO FINAL PLAN APPROVAL.

TOTAL NUMBER OF LOTS = 1 LOTS

TOTAL NUMBER OF LOTS = 1 LOTS

TOTAL PARKING SPACES REQUIRED

1 PARKING SPACE PER 5 CHILDREN UP TO 40 CHILDREN,  
THEN 1 PER 10 CHILDREN

40/5=8 SPACES  
(160-40=120 CHILD) 120/10=12 SPACES

TOTAL=20 SPACES

TOTAL PARKING SPACES PROVIDED

**8 HP SPACES**

40 SPACES

TOTAL 48 SPACES

LOADING SPACES NONE

**BUS TURNAROUND AREA IS TO BE PROVIDED**

TOTAL PARKING SPACES REQUIRED

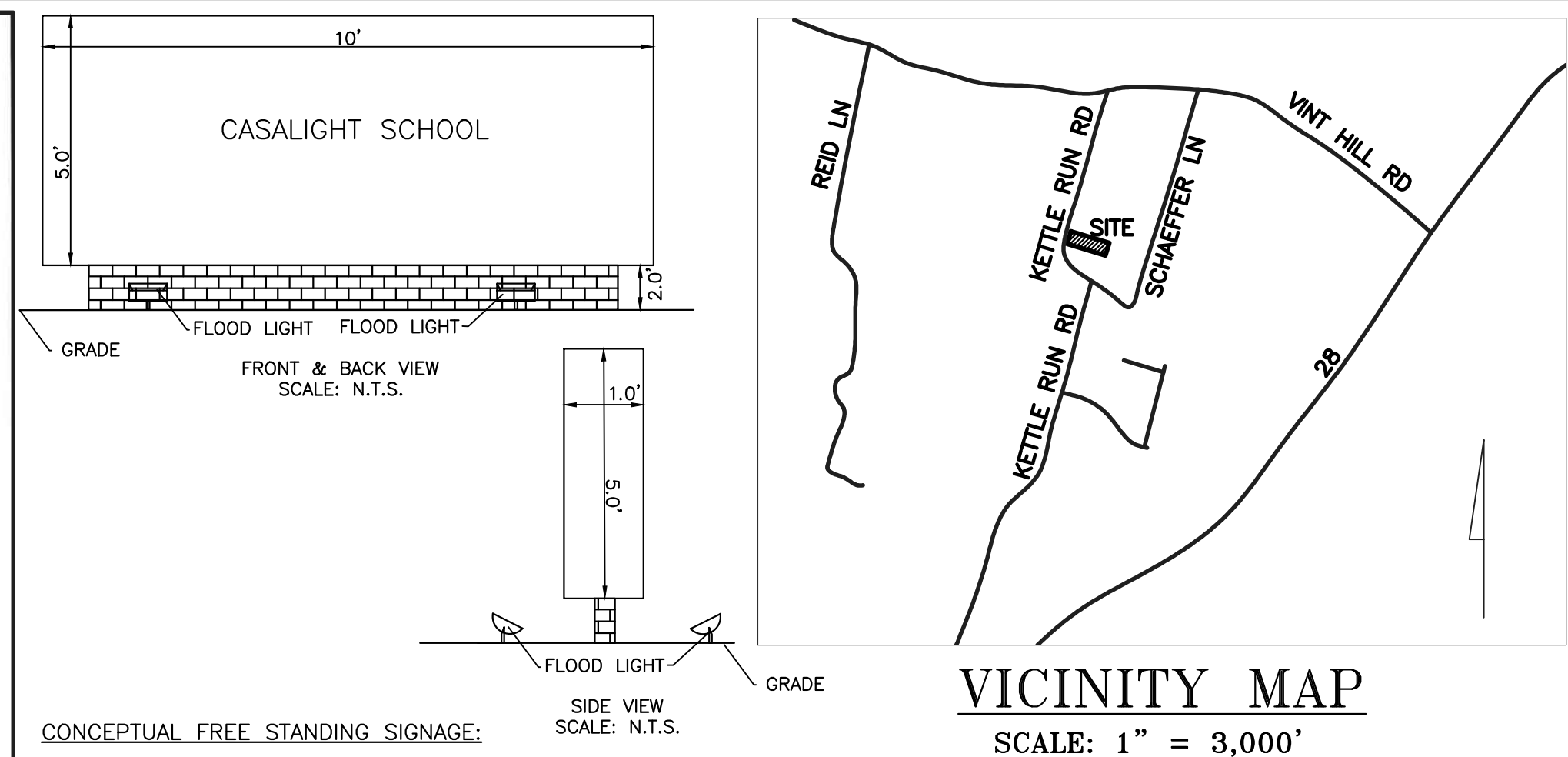
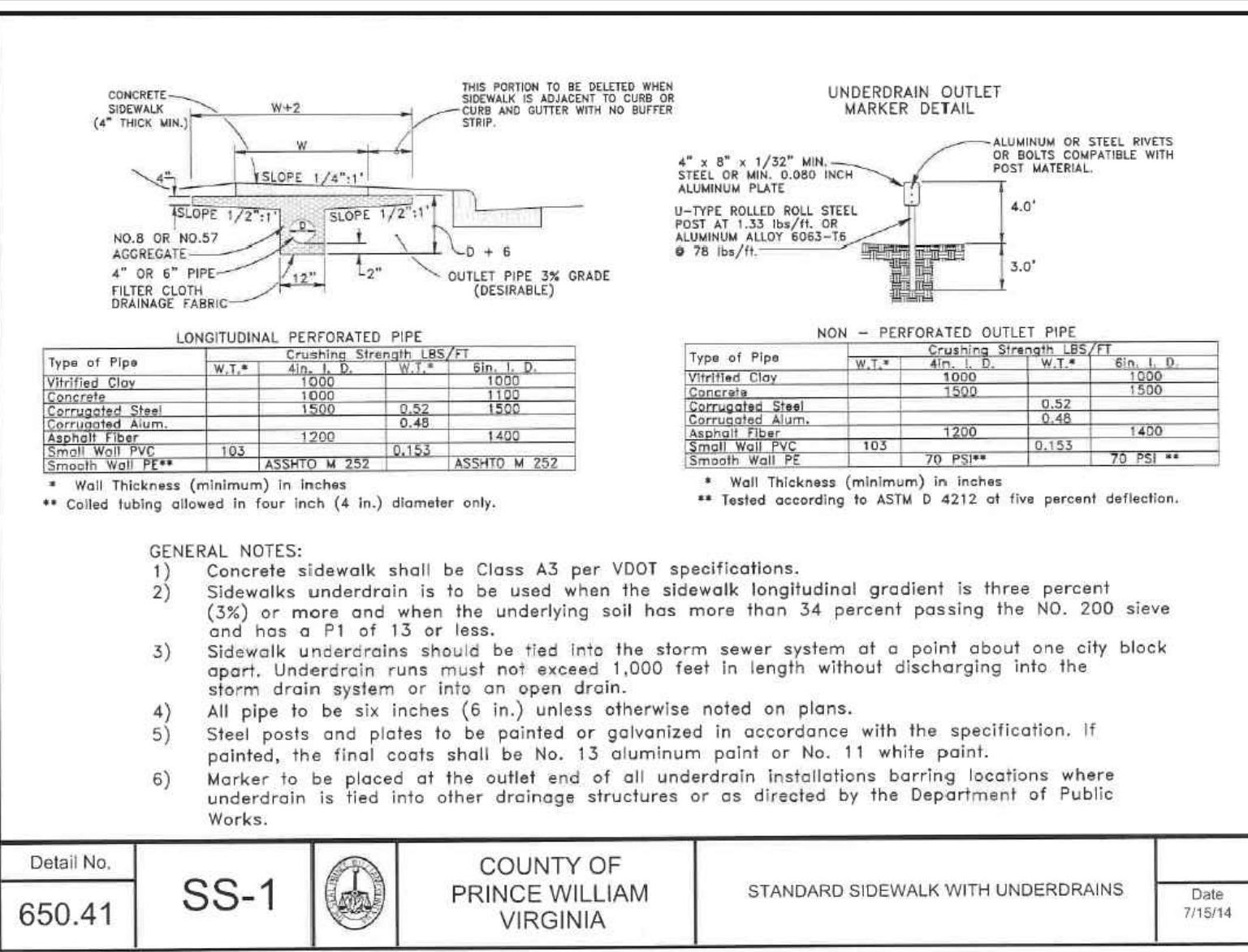
ONE EMPLOYEE SPACE/10,000 SQUARE FEET OF FLOOR AREA

=25,000 / 10,000 = 2.5 ROUNDED TO 3 SPACES

TOTAL=3 SPACES

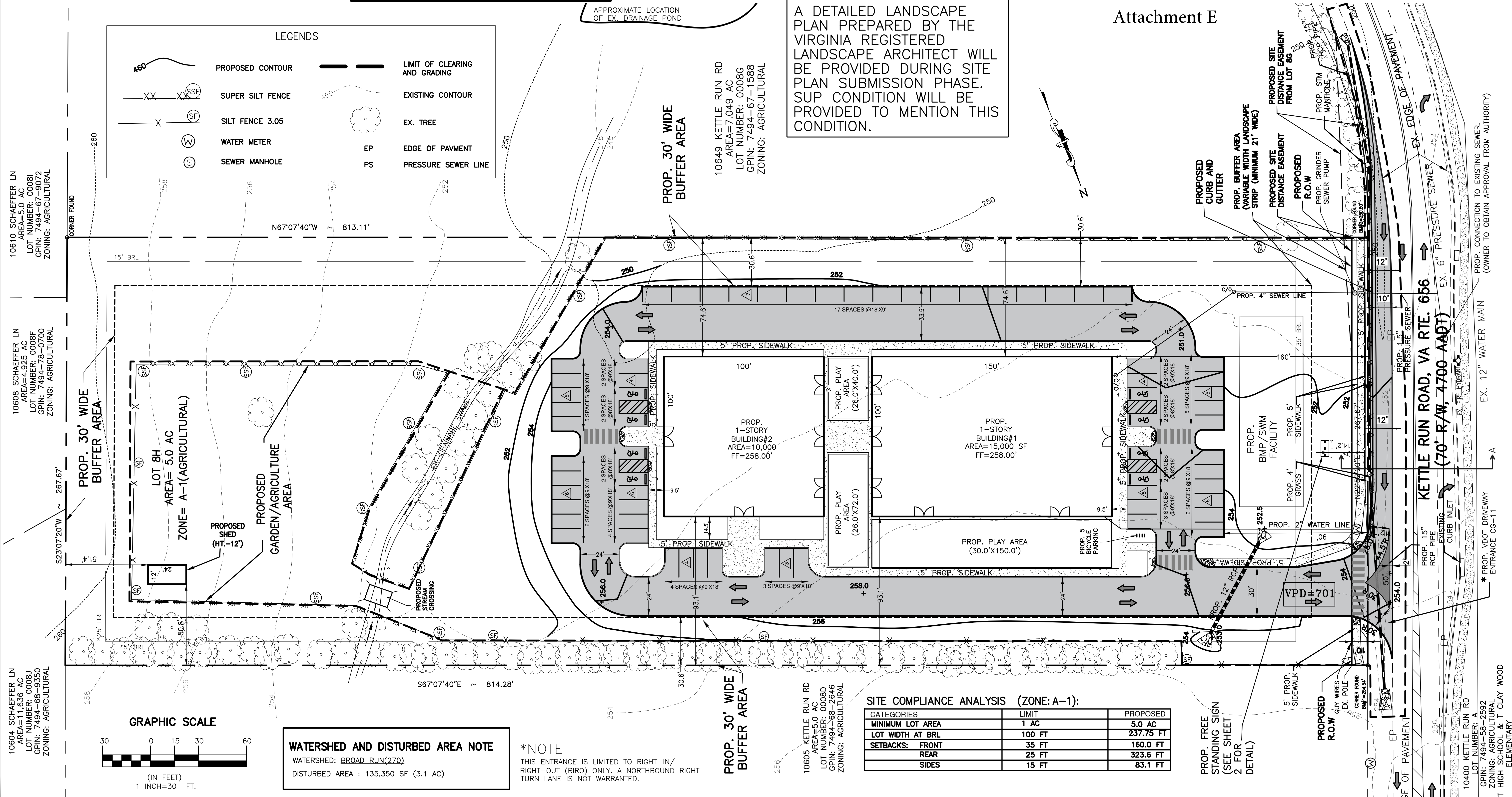
TOTAL PARKING SPACES PROVIDED

TOTAL 5 SPACES



SCALE: 1" = 3,000'

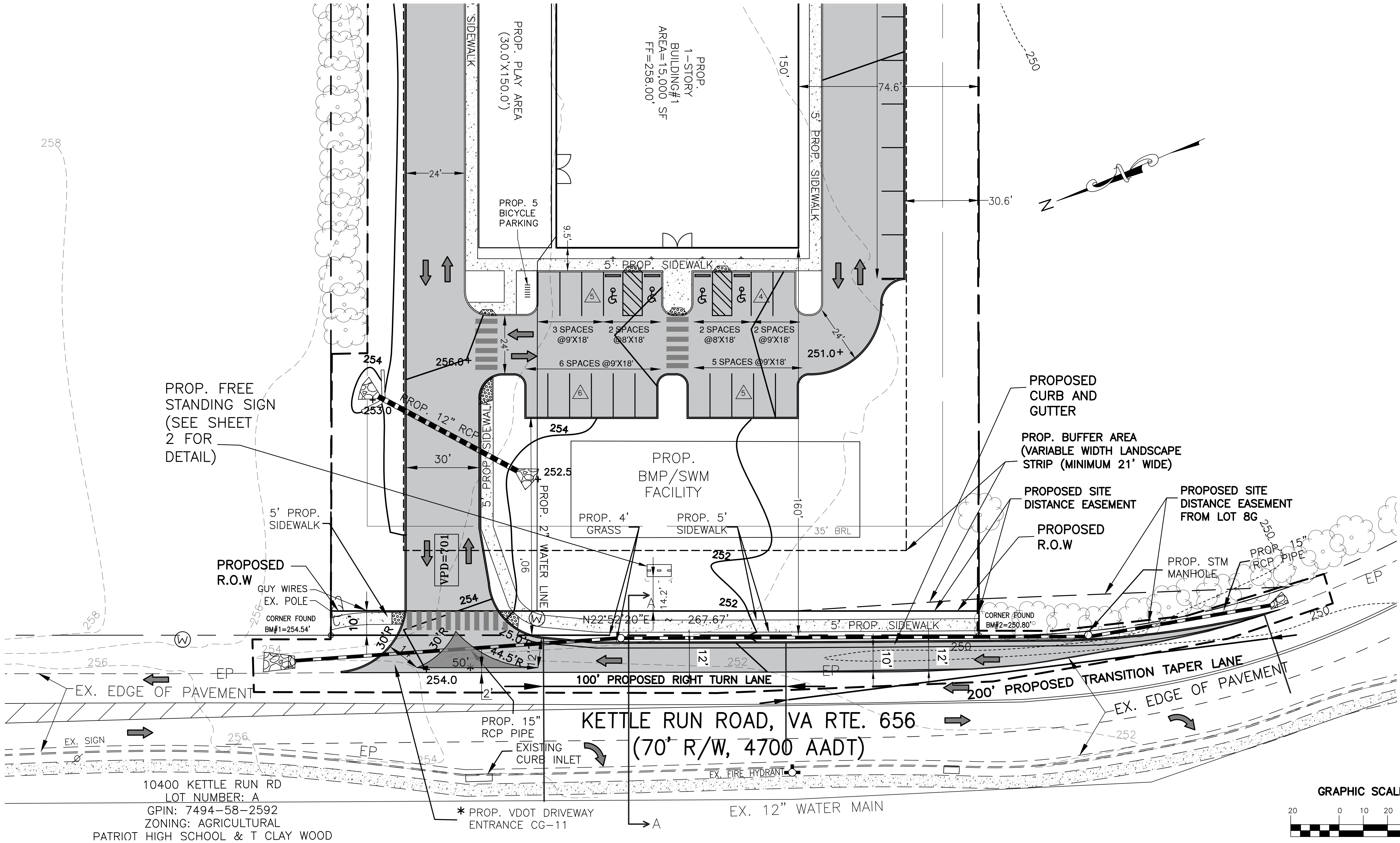
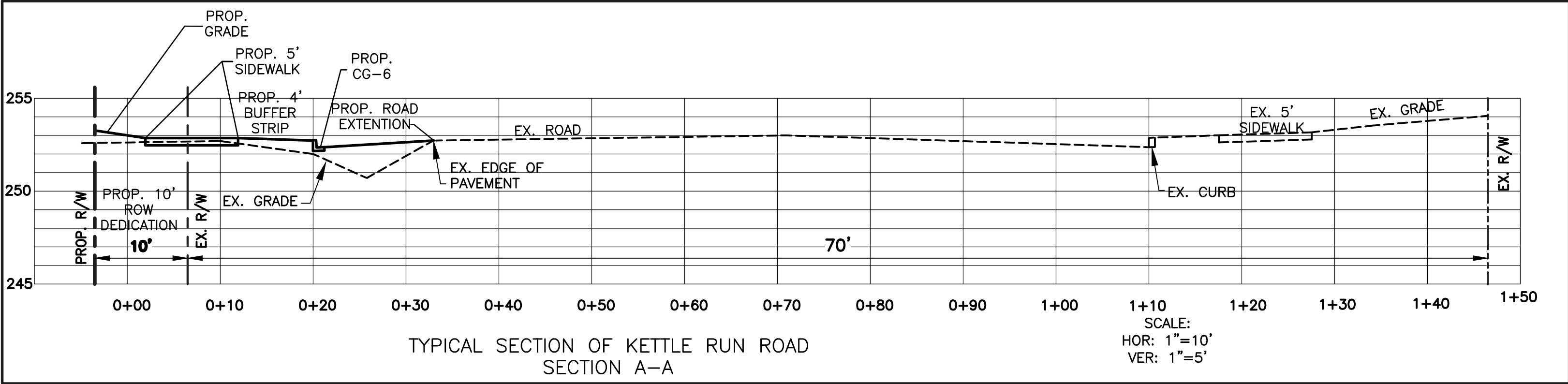
1. SIGNAGE DESIGN INCLUDING NAME OF THE FACILITY IS SUBJECT TO CHANGE
2. SIGNAGE SHALL NOT EXCEED 80 SQ FT IN AREA (½ SQUARE FOOT PER 1 FOOT OF STREET FRONTAGE) AND 10 FT IN HEIGHT.
3. SIGN SHALL BE LOCATED AT THE MAIN ENTRANCE AS SHOWN ON THE SHEET .





AADT: ANNUAL AVERAGE DAILY TRAFFIC. THE ESTIMATE OF TYPICAL DAILY TRAFFIC ON A ROAD SEGMENT FOR ALL DAYS OF THE WEEK, SUNDAY THROUGH SATURDAY, OVER THE PERIOD OF ONE YEAR IS 4,700

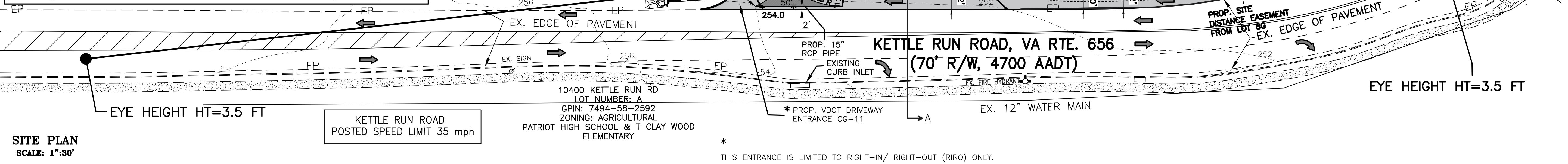
Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips		
		(peak hours are for peak hour of adjacent street traffic unless highlighted)									Daily	AM Hour	PM Hour
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out				
Daycare Center 565	Students	4.38	0.80	0.81		53%	47%	47%	53%	160.0	701	128	130



REVISION BLOCK	PROFESSIONAL SEAL	NO.	DESCRIPTION	DATE
3.	REVISED PER REVIEW COMMENTS	08/02/2022		
2.	REVISED PER REVIEW COMMENTS	05/01/2021		
1.	REVISED PER REVIEW COMMENTS	12/04/2021		
COUNTY PLAN NUMBER #: SUP2019-00005				

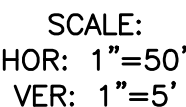
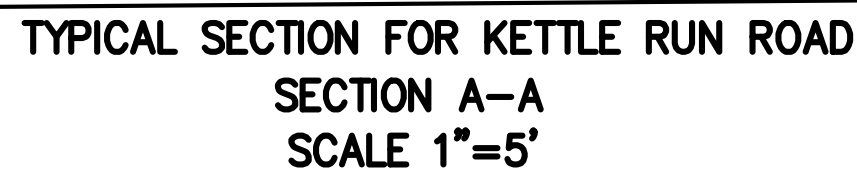
SPECIAL USE PERMIT (ROW USE)	
PROPOSED CASALIGHT SCHOOL	
LOT NUMBER: 0008H	
10609 KETTLE RUN ROAD, NOKESVILLE	
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181	
GPIN#	7494-68-2020
DATE:	APRIL 2018
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	1"=20'
SHEET:	2A OF 4





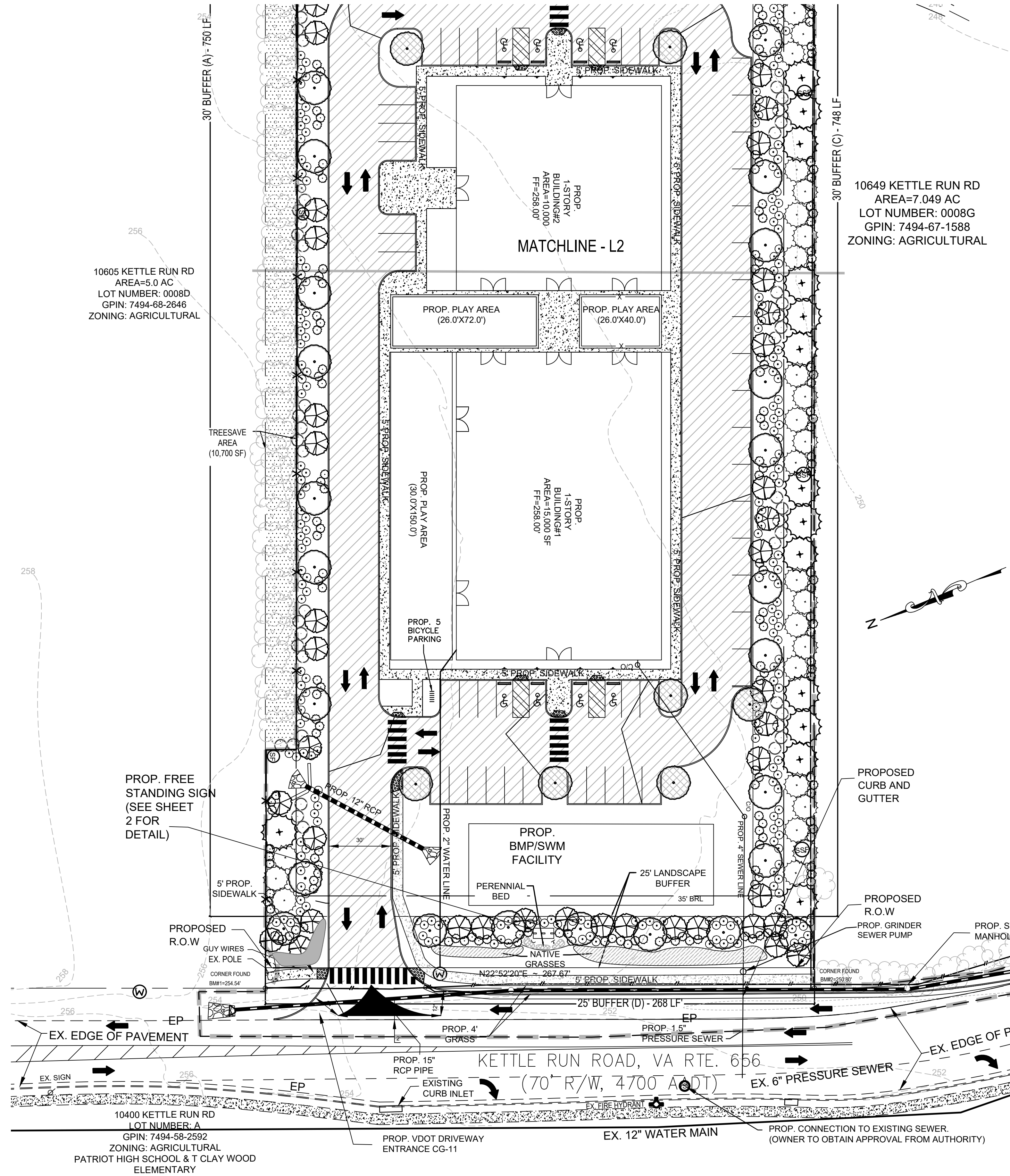
**AADT NOTE:**  
AADT: ANNUAL AVERAGE DAILY TRAFFIC. THE ESTIMATE OF TYPICAL DAILY TRAFFIC ON A ROAD SEGMENT FOR ALL DAYS OF THE WEEK, SUNDAY THROUGH SATURDAY, OVER THE PERIOD OF ONE YEAR IS 4,700

Description/ITE Code		Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips		
			Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour
Daycare Center	565	Students	4.38	0.80	0.81		53%	47%	47%	53%	160.0	701	128	130



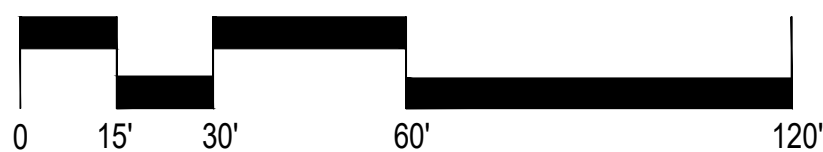
**TABLE 2-5 INTERSECTION SIGHT DISTANCE**





- LEGEND:**
- EXISTING TREE
  - TREE CANOPY CREDIT
  - LIMITS OF C&G
  - PROPOSED TREELINE
  - LARGE DECIDUOUS TREE (2-2.5" Cal.(200 SF))
  - COMPACT DECIDUOUS TREE (2-2.5" Cal.(100 SF))
  - LARGE EVERGREEN TREE (8' Ht.(200 SF))
  - COMPACT EVERGREEN TREE (8' Ht.(100 SF))
  - SHRUBS (2-3' Ht.)
  - NATURALIZED MEADOW AREA
  - INTERIOR PARKING LOT AREA
  - INTERIOR PARKING LOT LANDSCAPING TREE

LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



LANDSCAPE PLAN				CASALIGHT NOKESVILLE CHILD CARE			
10609 Kettle Run Road				NOKESVILLE DISTRICT			
PRINCE WILLIAM COUNTY, VIRGINIA				DATE: 5-28-21			
SCALE: 1"=20'				C.I. 2'			
FILE No.				SHEET			
				L1			
				OF			
				3			
PLAN DATE		REV. PER COUNTY COMMENTS		REV. BY / APPROVED		DATE	
8-9-22		1		8-9-22		1	
Wm. O'Kelly Russell, PLA		Planning • Landscape Architecture • Arboriculture		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		DATE	
(703) 297-0455 wmr_o_kellyrussell@hotmail.com							



10604 SCHAEFFER LN  
AREA=11.636 AC  
LOT NUMBER: 0008J  
GPIN: 7494-68-9350  
ZONING: AGRICULTURAL

10608 SCHAEFFER LN  
AREA=4.925 AC  
LOT NUMBER: 0008F  
GPIN: 7494-78-0700  
ZONING: AGRICULTURAL

10610 SCHAEFFER LN  
AREA=5.0 AC  
LOT NUMBER: 0008I  
GPIN: 7494-67-9072  
ZONING: AGRICULTURAL

TREESAVE  
AREA  
(500 SF)

30' BUFFER (B) - 268 LF

S23°07'20"W ~ 267.67'

CORNER FOUND

LOT 8H  
AREA= 5.0 AC  
ZONE= A-1(AGRICULTURAL)

PROPOSED  
SHED  
(HT.-12')

PROPOSED GARDEN/  
PROPOSED AGRICULTURAL AREA  
GARDEN/AGRICULTURE  
AREA

NATURALIZED MEADOW  
AREA  
(±11,000 SF)

PROPOSED  
STREAM  
CROSSING

20' FORESTED BUFFER  
REFORESTATION PER  
DCSM 802.21

TREESAVE  
AREA  
(10,700 SF)

S87°07'40"E ~ 814.28'

PROPOSED  
STREAM  
CROSSING

20' FORESTED BUFFER  
REFORESTATION PER  
DCSM 802.21

EST. DRAINAGE SWALE

30' BUFFER (A) - 750 LF

10605 KETTLE RUN RD  
AREA=5.0 AC  
LOT NUMBER: 0008D  
GPIN: 7494-68-2646  
ZONING: AGRICULTURAL

PROF.  
1-STORY  
BUILDING#2  
AREA=10,000  
FT²=253,000

MATCHLINE - L1

PROP. PLAY AREA  
(26.0'X72.0')

PROP. PLAY AREA  
(26.0'X40.0')

10649 KETTLE RUN RD  
AREA=7.049 AC  
LOT NUMBER: 0008G  
GPIN: 7494-67-1588  
ZONING: AGRICULTURAL

30' BUFFER (C) - 748 LF

LEGEND:



EXISTING TREE



TREE CANOPY CREDIT

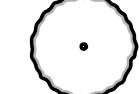


NATURALIZED MEADOW  
AREA

----- LIMITS OF C&G



PROPOSED TREELINE



LARGE DECIDUOUS TREE  
(2-2.5" Cal.(200 SF))



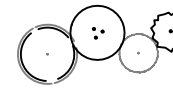
COMPACT DECIDUOUS TREE  
(2-2.5" Cal.(100 SF))



LARGE EVERGREEN TREE  
(8' Ht.(200 SF))



COMPACT EVERGREEN TREE  
(8' Ht.(100 SF))



SHRUBS (2-3' Ht.)



INTERIOR PARKING LOT  
AREA



INTERIOR PARKING LOT  
LANDSCAPING TREE

LANDSCAPE PLAN

SCALE: 1" = 30'-0"



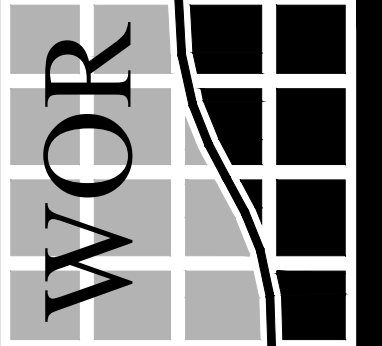
PREPARED BY:  
WM. O'KELLY RUSSELL  
ISA Certified Arborist, MA-5009A

8-9-22

DATE	REVISION	APPROVED	REVIEW	DESCRIPTION	REV.	PER	COUNTY
8-9-22	1						

PLAN DATE  
8-9-22

Wm. O'Kelly Russell, PLA  
Planning • Landscape Architecture • Arboriculture  
(703) 297-0455 wmo\_oKellyrussell@hotmail.com



LANDSCAPE PLAN  
CASALIGHT NOKESVILLE CHILD CARE  
10609 Kettle Run Road  
NOKESVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1"=30' C.I. 2' DATE: 5-7-21

SHEET  
L2  
OF  
3  
FILE No.



NOTES

1. THE APPLICANT GUARANTEES THAT THE SWM BMP FEATURE AND ITS EASEMENT SHALL NOT ENCR OACH INTO THE REQUIRED BUFFERS.
2. THE APPLICANT GUARANTEES THAT THE LIMITS OF CLEARING AND GRADING ON THE SUP WILL BE HONORED AS SHOWN.
3. PROPOSED PLANTINGS WILL UTILIZE NON-INVASIVE, NATIVE AND DROUGHT TOLERANT SPECIES.
4. THE APPLICANT GUARANTEES THAT THE SWM BMP FEATURE AND ITS EASEMENT SHALL NOT ENCR OACH INTO THE REQUIRED BUFFERS.
5. THE APPLICANT SHALL PROVIDE A 20' BUFFER ON BOTH SIDES OF THE EXISTING CHANNEL. THIS BUFFER SHALL PRESERVE AS MUCH NATIVE VEGETATION AS FEASIBLE, AND THE REMAINDER OF THE BUFFER SHALL BE SUBJECT TO REFORESTATION AS PER DCSM SECTION 800.

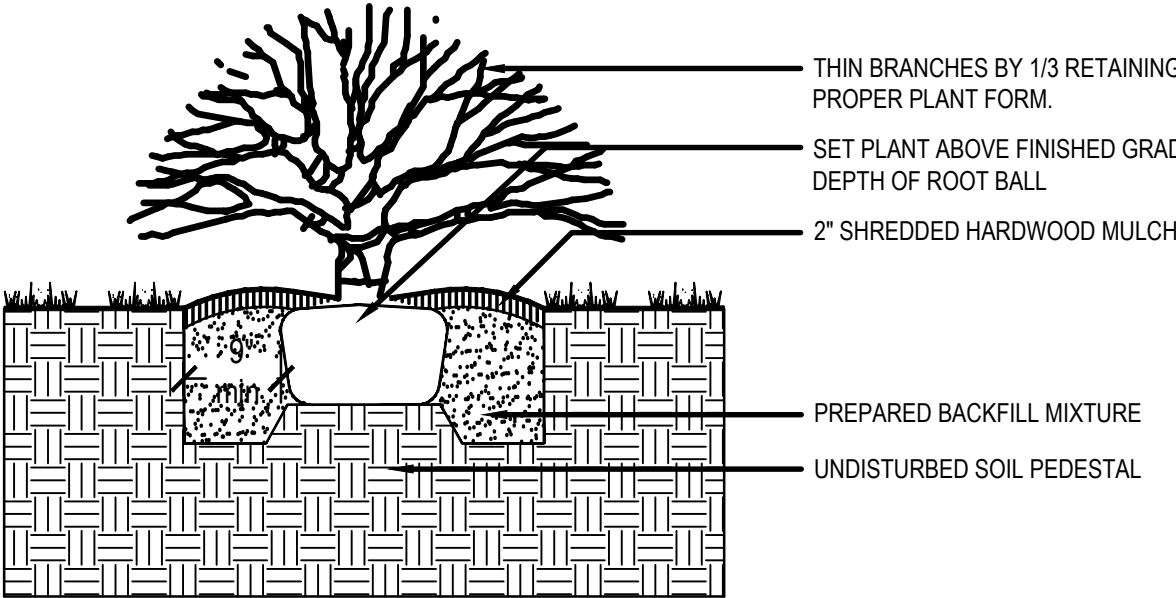
TREE SAVE NARRATIVE

1. FINAL DESIGN AND LOCATION OF THE LIMITS OF CLEARING AND GRADING (LCG) WILL BE DETERMINED AT TIME OF FINAL SITE PLAN APPROVAL.
2. TREESAVE AREAS SHOWN ON THE SITE PLAN WILL BE IN COMPLIANCE WITH THE APPROVED SUP TO THE EXTENT FEASIBLE AND PRACTICABLE.
3. TREE SAVE AREAS WITHIN THE PROPOSED 50' BUFFER WILL BE SELECTIVELY CLEARED AND PRUNED TO PRESERVE EXISTING TREES IN GOOD CONDITION.
4. REMOVAL OF THE TREES AND DEBRIS WITHIN THE PROPOSED TREE SAVE AREA SHALL BE DONE BY HAND WITH A CHAIN SAW, AND NO HEAVY MACHINERY SHALL BE LOCATED OUTSIDE OF THE LCG. TREES REMOVED WILL BE CUT TO APPROXIMATELY TO THE EXISTING GRADE. NO DRIVABLE MACHINERY SHALL BE ALLOWED INTO TREESAVE AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY URBAN FORESTER.

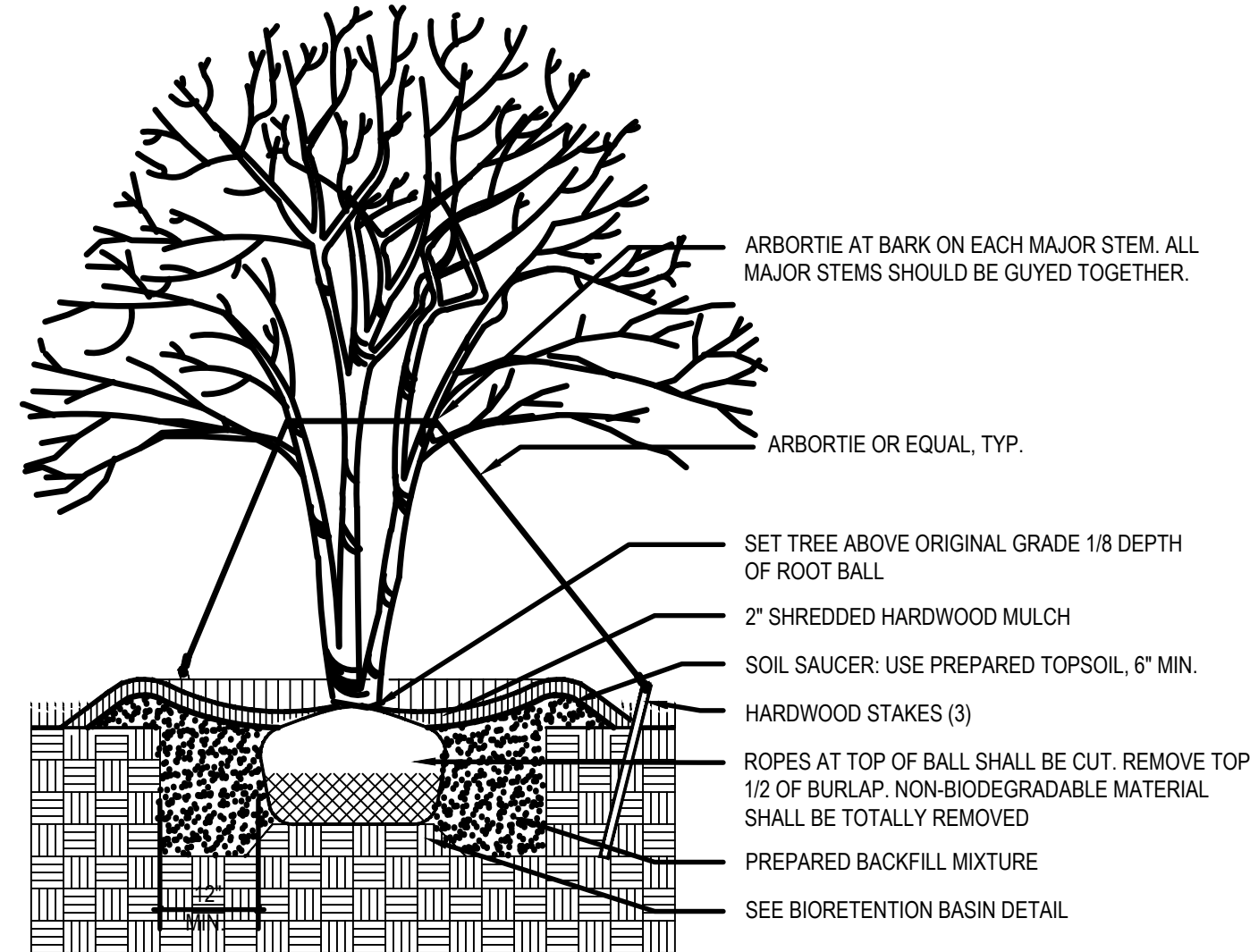
REFORESTATION NOTES

REFORESTATION WITHIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS: WHERE A REFORESTATION PLAN, FOR AREAS WITHIN RPAS WHICH ARE DEVOID OF TREES PRIOR TO PRELIMINARY OR SKETCH PLAN APPROVAL, IS APPROVED BY THE COUNTY AS PART OF THE SITE PLAN, 100% OF THE TOTAL AREA REFORESTED MAY BE DEDUCTED FROM THE TOTAL SITE AREA FOR THE TREE CANOPY REQUIREMENT. THE REFORESTATION PLAN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

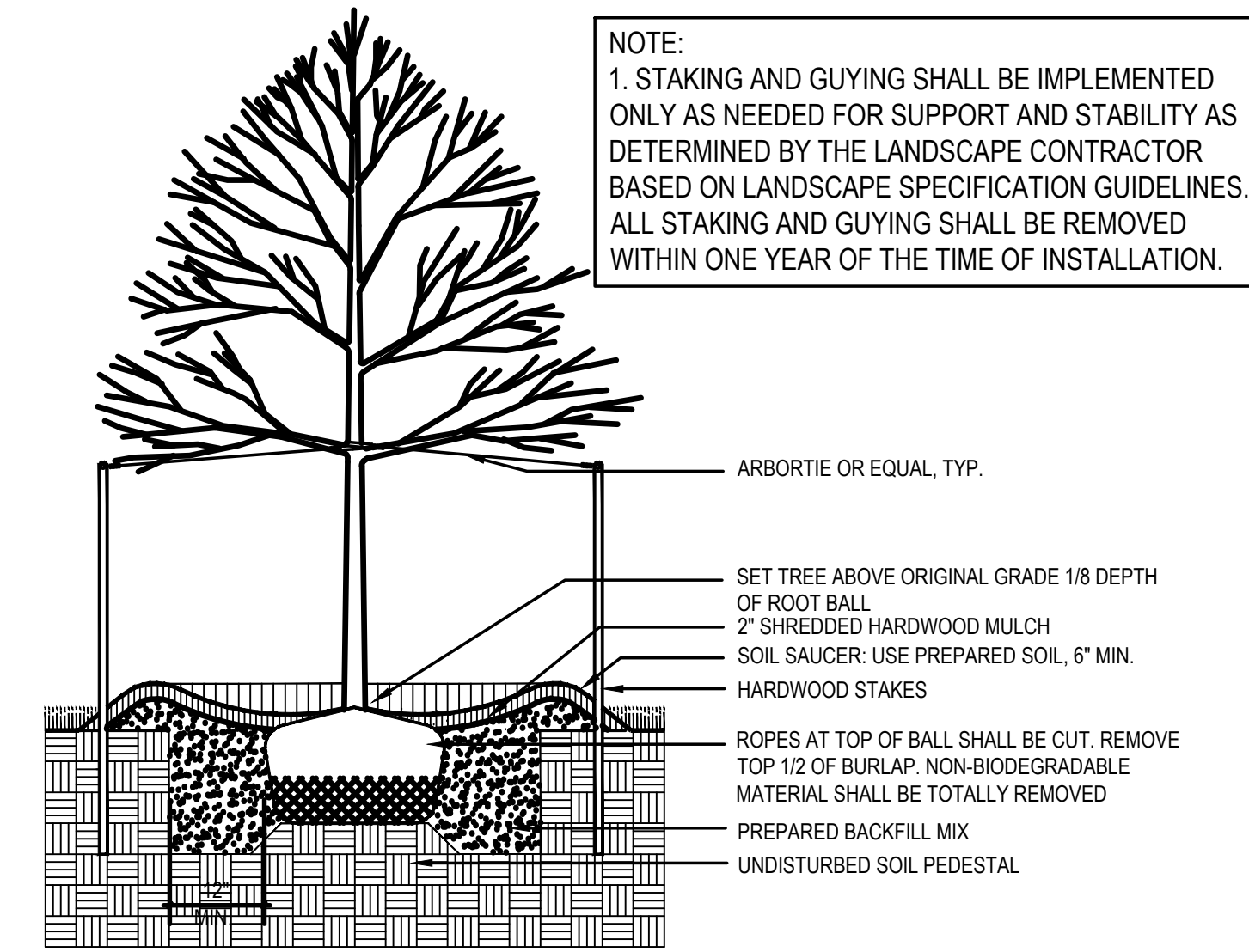
1. PLANTING DENSITY SHALL BE A MINIMUM OF 450 TREES PER ACRE.
2. THE MINIMUM SIZE OF SEEDLINGS SHALL BE 12" - 18" IN HEIGHT.
3. ALL SPECIES SHALL BE INDIGENOUS TO VIRGINIA.
4. A COMBINATION OF UNDERSTORY AND OVERSTORY SPECIES SHALL BE USED. THE NUMBER OF TREES FROM EITHER CATEGORY SHALL NOT EXCEED 70% OF THE TOTAL NUMBER OF TREES PLANTED.
5. PROTECTIVE TREE SHELTERS A MINIMUM OF 4' IN HEIGHT AND MULCH SHALL BE USED FOR ALL TREES. INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS.
6. THE COST OF THE REFORESTATION SHALL BE INCLUDED IN THE LANDSCAPE ESCROW FOR THE DEVELOPMENT.
7. PLANTING SHALL OCCUR EITHER IN THE SPRING, BETWEEN MARCH 15 AND MAY 1, OR IN THE FALL, BETWEEN OCTOBER 1 AND NOVEMBER 15.
8. IF MORTALITY OF ALL UNDERSTORY OR OVERSTORY TREES EXCEEDS 25% THEN ALL DEAD TREES IN THAT CATEGORY SHALL BE REPLACED PRIOR TO LANDSCAPE ESCROW RELEASE.



1 TYP. SHRUB PLANTING  
N.T.S.



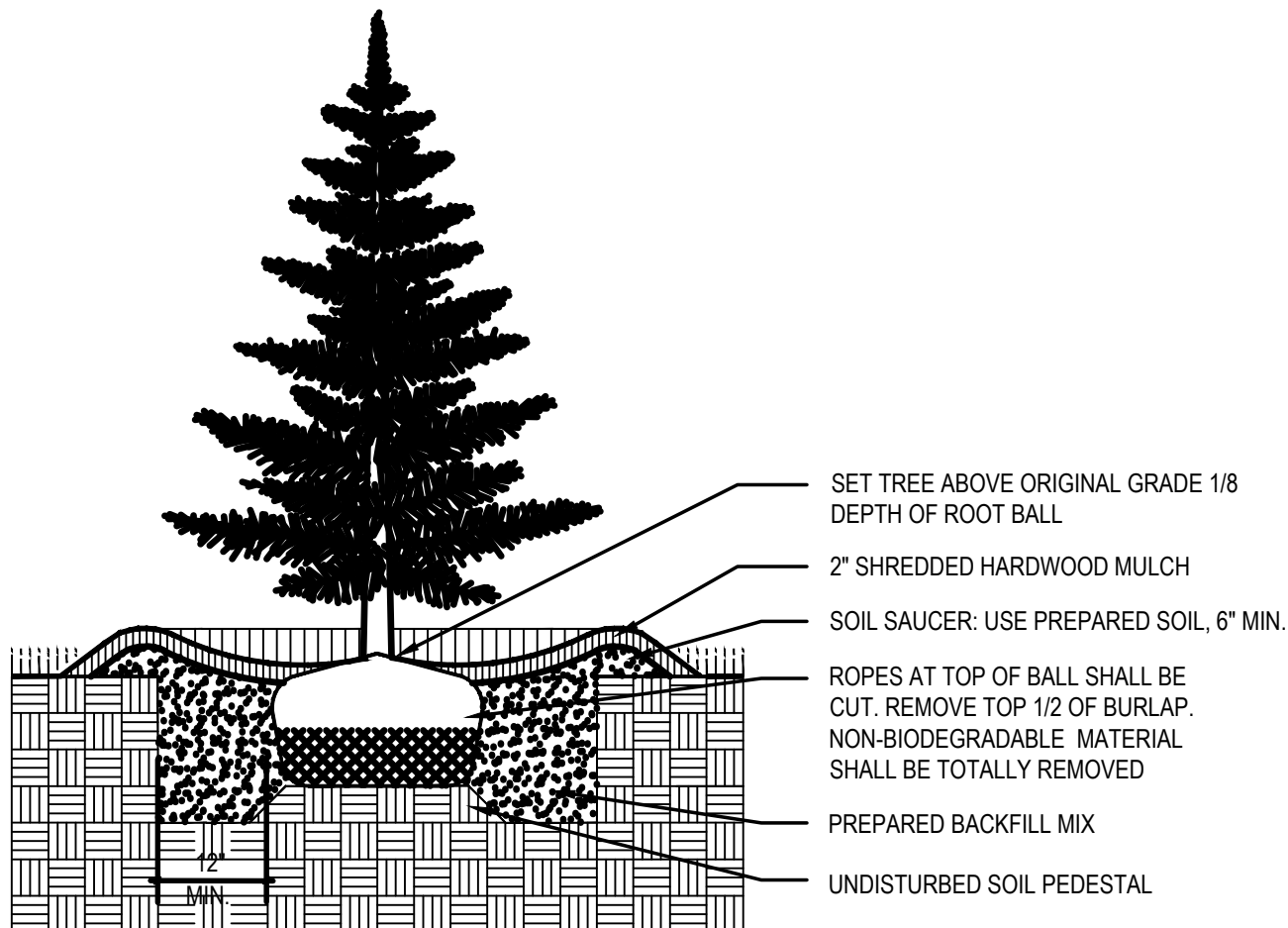
2 UNDERSTORY TREE PLANTING  
N.T.S.



3 DECIDUOUS TREE PLANTING  
N.T.S.

SPECIFICATIONS FOR PLANTING

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PLANTING MUST APPROVE ADJUSTMENTS TO LOCATIONS OF PLANT MATERIAL DUE TO FIELD CONDITIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM THE AMERICAN STANDARD FOR NURSERY, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE. ALL PLANT MATERIAL MUST BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL PHONE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF THE MATERIAL AND FOR INSPECTION OF THE PLANTING OPERATION.
3. ALL PLANT MATERIAL MUST BEAR ORIGINAL NURSERY TAGS INDICATING THE GENUS, SPECIES AND IF APPLICABLE, CULTIVARS AND VARIETY. ALL TAGS SHALL BE REMOVED AFTER THE PROJECT LANDSCAPE ARCHITECT HAS INSPECTED THE PLANT MATERIAL.
4. TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE LES THAN ONE INCH PER HOUR, INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE, OR MOVING OR RAISING THE PLANTING SITE (BERM CONSTRUCTION)
5. EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATED SEVERAL INCHES OF A COMBINATION OF ORGANIC MATERIALS SUCH AS COMPOSTED YARD WASTE, FINELY SHREDDED PINE BARK MULCH (SUPERFINES) OR SHREDDED, COMPOSTED LEAF MULCH (LEAF-GRO) AND TILL TO A DEPTH OF TWELVEVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATTER AT A RATE OF ONE-QUARTER ORGANIC MATTER TO THREE-QUARTERS EXISTING SOIL. DO NOT INCORPORATE SMALL QUANTITIES OF SAND - COMPACTION WILL INCREASE AND DRAINAGE DECREASES. FOR SINGLE TREE PLANTINGS, BACKFILL PLANTING HOLES WITH UNAMENDED SOIL. INCREASE THE WIDTH OF THE TOP OF THE PLANTING HOLE IN AREA WHERE SOIL HAS BEEN COMPACTED. DO NOT INCORPORATE ORGANIC MATTER SUCH AS PEAT MOSS INTO BACKFILL FOR INDIVIDUAL PLANTING HOLES.
6. TREE PITS SHALL BE A MINIMUM OF TWO (2) AND A HALF (1/2) TIMES THE WIDTH OF THE ROOT BALL AND NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. ON BALLED AND BURLAPED TREES, REMOVE PINNING NAILS OR ROPE LACING, THEN CUT AWAY THE WRAPPING AND THEN BACKFILL. REMOVE THE TOP 12" OF THE WIRE BASKET. REMOVE ALL ROPE, WHETHER JUTE OR NYLON, FROM TRUNKS. FOR CONTAINER MATERIALS, REMOVE THE CONTAINER COMPLETELY. SELECT TREES GROWN IN CONTAINERS WITH VERTICAL RIBS OR A COPPER-TREATMENT ON THE INTERIOR WALL. THESE CONTAINER MODIFICATION AND TREATMENTS MINIMIZE CIRCLING ROOT FORMATION. IF ROOTS ARE CIRCLING AROUND THE ROOT BALL EXTERIOR OF CONTAINER PLANTS (TREES, SHRUBS OR PERENNIALS) CUT THROUGH THE ROOTS AND SOIL IN A FEW PLACES.
6. CONTAINER TREE WITH MULTIPLE CIRCLING ROOTS WILL BE REJECTED. PLACE SHRUBS AND PERENNIALS AT THE SAME DEPTH THEY WERE IN THE CONTAINERS. FOR BARE ROOT PERENNIALS PLANT WITH THE SOIL EVEN WITH THE TOP OF THE CROWN. DIG THE HOLE WIDE ENOUGH TO ALLOW THE ROOTS TO SPREAD OUT IN THE SOIL. PUSH THE SOIL BACK INTO THE HOLE OVER THE ROOTS AND AROUND THE TOP OF THE PLANT.
7. WHEN HALF OF THE BACKFILL HAS BEEN RETURNED TO THE PLANTING HOLE, WATER SHALL BE APPLIED TO PROVIDE SETTLEMENT AND ELIMINATE AIR POCKETS. THE TREE SHALL BE THOROUGHLY WATERED AGAIN AFTER THE REMAINING SOIL HAS BEEN PLACED IN THE PLANTING PIT. A THREE (3) TO FOUR (4) INCH DAM OF SOIL SHALL BE CONSTRUCTED AROUND THE PLANTING PIT.
8. TWO (2) TO THREE (3) INCHES OF MULCH SHALL BE PLACED OVER THE TREE-PLANTING PIT, BUT SHALL BE KEPT THREE (3) TO FOUR (4) INCHES AWAY FROM THE TRUNK OF THE TREE OR CROWNS OF SHRUBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNKS OF TREES OR CROWNS OF SHRUBS. USE MULCH THAT IS COMPATIBLE WITH THE TYPE OF PLANT USED. AVOID MULCH THAT HAS NOT BEEN NITROGEN COMPOSTED, AS THE PH OF THE SOIL COULD CHANGE AS THE MULCH DEGRADES. PINE BARK MULCH WILL NOT CHANGE THE PH OF THE SOIL AS IT DEGRADES. THIS IS THE BEST TYPE OF MULCH FOR USE WITH PERENNIALS. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2" FOR MEDITERRANEAN TYPE OF PERENNIALS, SUCH AS LAVENDER, OR FOR PEONIES OR IRIS, USE NO MULCH AT ALL.
9. TREES SHALL BE PLANTED AT THE HEIGHT OF THE SURROUNDING GRADE WITH ROOT FLARES VISIBLE. SHOULD SOIL HAVE BEEN PILED OVER THE ROOT FLARE DURING THE DIGGING PROCESS, THIS SOIL SHALL BE REMOVED SO THAT THE FLARE IS SLIGHTLY ABOVE GRADE.
10. PRUNING AT THE TIME OF PLANTING SHALL BE DONE ONLY TO REMOVE BROKEN BRANCHES OR DOUBLE (CO DOMINANT) LEADERS.
11. REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS.
12. STAKES SHALL BE USED ONLY IN AREA OF HIGH TRAFFIC OR HIGHLY WINDY LOCATIONS. A TREE-STAKING DIAGRAM SHOULD BE PROVIDED IF STAKING IS NECESSARY. STAKE FOR MAXIMUM OF ONE YEAR. ALLOW TREES A SLIGHT AMOUNT OF FLEX RATHER THAN HOLDING THEM RIGIDLY IN PLACE. USE GUYING OR ATTACHING THAT WON'T DAMAGE THE BARK. TO PREVENT TRUNK GIRDLING, REMOVE ALL GUYING MATERIAL AFTER ONE YEAR.
13. IF GUYING WILL BE CARRIED OUT, THEN THE MATERIAL SHALL ONLY BE A WIDE FABRIC TAPE SUCH AS ARBORTIE OR EQUIVALENT, INSTALLED PER MANUFACTURES INSTRUCTIONS.
14. PLANTING SEASON - PLANTING SHALL BE DONE ONLY WITHIN THE FOLLOWING DATES:  
A. DECIDUOUS TREES - MARCH 15 TO MAY 30 OR SEPTEMBER 15 TO DECEMBER 15 (OAKS AND BLACK GUM TO BE SPRING DUG AND PLANTED ONLY).  
B. EVERGREEN TREES - MARCH 1 TO MAY 15 OR SEPTEMBER 15 TO NOVEMBER 15.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION. IN THE EVENT THAT A PLANT DIES OR IN IN THE JUDGMENT OF THEPROJECT LANDSCAPE ARCHITECT, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS DURING THIS ONE-YEAR WARRANTY PERIOD. THIS MAINTENANCE SHALL INCLUDE PROVIDING WATER ON A WEEKLY BASIS WHEN NATURAL RAINFALL IS LESS THAN ONE INCH A WEEK. DRIP IRRIGATION SYSTEMS AND WATER RESERVOIR DEVICES CAN FACILITATE WATERING. ROOT BALLS OF TREES SHOULD BE SLOWLY AND THOROUGHLY SOAKED AT TIME OF WATERING. FOR PLANTING BEDS (I.E., TREES, SHRUBS AND PERENNIALS), WATER SLOWLY AND DEEPLY PUTTING DOWN 1"-2" OF WATER IN A 6-12 HOUR PERIOD. THIS SHOULD GIVE A PENETRATION OF 12-18" DEPTH.
17. PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY.
18. ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTAION AND DURING STORAGE ON SITE. ANY PLANT THAT IS NOT PLANTED ON THE DAY OF DELIVERY WILL BE PLACED IN A HOLDING AREA. THE TREE OR SHRUB WILL BE STORED VERTICALLY AND ITS ROOTS WILL BE COVERED WITH A MOISTURE HOLDING MEDIUM (WOOD CHIPS, SAW-DUST, ECT.) UNTIL PLANTED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.



4 EVERGREEN TREE PLANTING  
N.T.S.



TREE PRESERVATION SIGN DETAIL



PREPARED BY:  
WM. O'KELLY RUSSELL  
ISA Certified Arborist, MA 5005A

8-9-22

NOTE: THIS PLAN IS FOR PLANTING PURPOSES ONLY!!!

LANDSCAPE PLAN  
CASALIGHT NOKESVILLE CHILD CARE  
10609 Kettle Run Road  
NOKESVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=30'  
C.I. 2'  
DATE: 4-19-21

SHEET  
L3  
OF  
3  
FILE No.

Wm. O'Kelly Russell, PLA  
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(703) 297-0455 wmo\_o'kellyrussell@hotmail.com

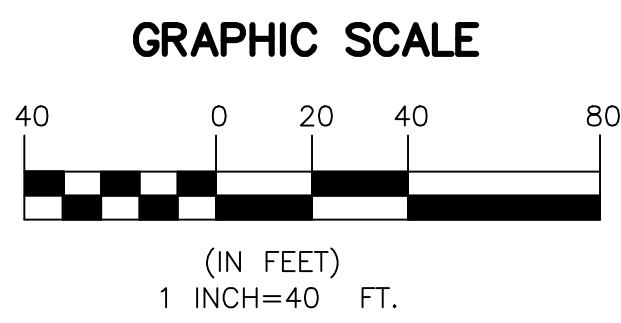
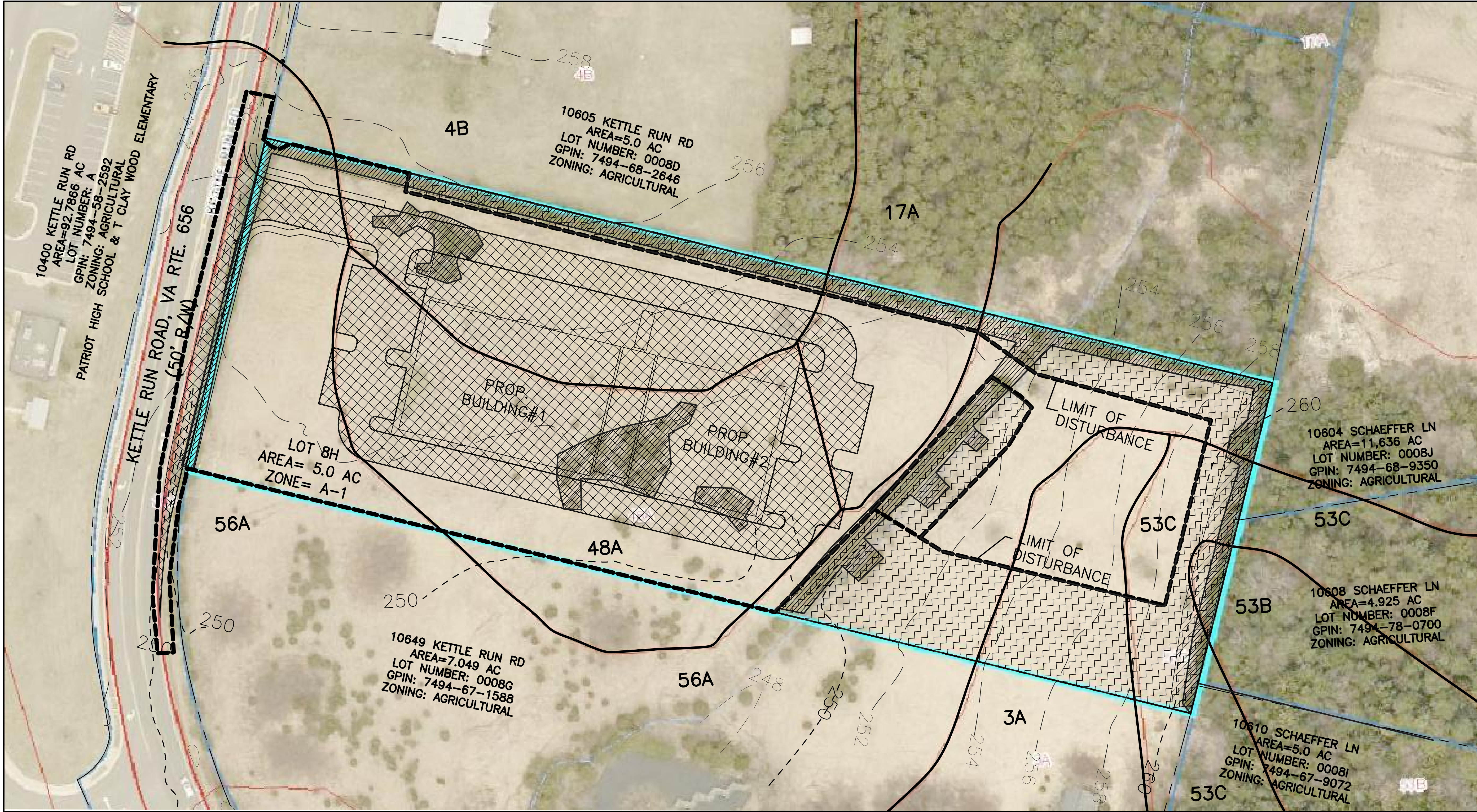
LANDSCAPE PLAN  
CASALIGHT NOKESVILLE CHILD CARE  
10609 Kettle Run Road  
NOKESVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=30'  
C.I. 2'  
DATE: 4-19-21

SHEET  
L3  
OF  
3  
FILE No.

PLAN DATE	8-9-22
1	8-9-22
REV.	PER COUNTY COMMENTS
DESCRIPTION	REVISION APPROVED BY DIVISION REVIEW
DATE	DATE
REVBY	APPROVED
DATE	DATE





LEGEND

- SITE BOUNDARY
- MAPPED SOILS-PRINCE WILLIAM COUNTY GIS WEB-SITE
- EXISTING FOREST COVER BOUNDARY
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE/CLEANING
- PROPOSED IMPERVIOUS AREA
- PROPOSED UNDISTURBED AREA

ENVIRONMENTAL CONSTRAINTS ANALYSIS

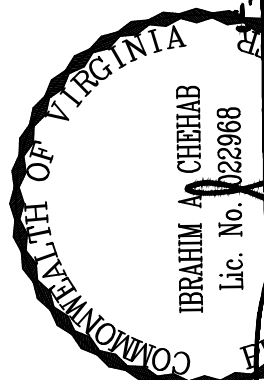
PROPOSED CASALIGHT SCHOOL

LOT NUMBER: 0008H

10609 KETTLE RUN ROAD, NOKESVILLE

BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN#	7494-68-2020
DATE:	APRIL 2018
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	1"=40'
SHEET:	3 OF 4

<div>PROFESSIONAL SEAL</div> <div></div>		REVISION BLOCK	
	3.	REVISED PER REVIEW COMMENTS	08/02/2022
	2.	REVISED PER REVIEW COMMENTS	05/01/2021
	1.	REVISED PER REVIEW COMMENTS	12/04/2021
	NO.	DESCRIPTION	DATE
			COUNTY PLAN NUMBER #: SUP2019-00005

**GeoEnv Engineers**

Civil, Environmental & Geotechnical Engineering

10875 Main Street, Suite 213

Fairfax, VA 22030

Tel. 703.591.7170

Fax. 703.591.7074

Web Site: [geoenv1.com](http://geoenv1.com)



SOIL TABLE

MAPPING NUMBER	SOIL NAME	SLOPE	SOIL CATEGORY	SCS ERODIBILITY	HIGHLY ERODIBLE	HIGHLY PERMEABLE
3A	ALBANO SILT LOAM	0–4%	III	MODERATE	YES	NO
4B	ARCOLA SILT LOAM	2–7%	II	SEVERE	YES	NO
17A	DULLES SILT LOAM	0–2%	III	MODERATE	YES	NO
48A	REAVILLE SILT LOAM	0–4%	III	SLIGHT	YES	NO
53C	SYCOLINE–KELLY COMPLEX	7–15%	III	SEVERE	YES	NO
56A	WAXPOOL SILT LOAM	0–2%	III	SLIGHT	YES	YES

THESE SOIL WERE OBTAINED FROM PRINCE WILLIAM COUNTY DIGITAL DATA AND SOIL INFORMATION FROM THE SOIL SURVEY OF PRINCE WILLIAM COUNTY, VIRGINIA

ESTIMATED PROPOSED IMPERVIOUS AND PERVIOUS AREA

	TOTAL SITE AREA	IMPERVIOUS AREA	PERVIOUS AREA	UNDISTURBED AREA
SQUIRE FOOT	217,800	67,095	50,277	77,120
ACRES	5.0	1.54	1.15	1.8

Virginia Department of Game and Inland Fisheries

4/13/2018 2:38:10 PM Fish and Wildlife Information Service

Species Information Report selected 62 Species Booklets

1. associated with Land Use  
a. Commercial and Services

A Species Booklet Pop-up Window is opened when you click on any common name.

Click any column header to sort by that column. Table is currently ordered by Status importance\*

62 species

Species Code	Status	WAP	Common Name	Scientific Name	source
050020	SE	Ia	Bat, little brown	Myotis lucifugus	BOVA
040096	ST	Ia	Falcon, peregrine	Falco peregrinus	BOVA
040179	ST	Ia	Term, gull-billed	Sterna nilotica	BOVA
030047			Earthsnake, rough	Haldea striatula	BOVA
040045			Goose, Canada	Branta canadensis	BOVA
040080			Vulture, turkey	Cathartes aura	BOVA
040081			Vulture, black	Coragyps atratus	BOVA
040087			Hawk, red-tailed	Buteo jamaicensis	BOVA
040095			Osprey	Pandion haliaetus carolinensis	BOVA
040098			Kestrel, American	Falco sparverius sparverius	BOVA
040119			Killdeer	Charadrius vociferus	BOVA
040155			Sandpiper, curlew	Calidris ferruginea	BOVA
040165			Gull, great black-backed	Larus marinus	BOVA
040173		IVa	Gull, laughing	Leucophaeus atricilla	BOVA

040197		Pigeon, rock	Columba livia	BOVA
040198		Dove, mourning	Zenaida macroura carolinensis	BOVA
040205		Screech-owl, eastern	Megascops asio	BOVA
040216		Nighthawk, common	Chordeiles minor	BOVA
040217	IVb	Swift, chimney	Chaetura pelagica	BOVA
040220	IIIb	Kingfisher, belted	Ceryle alcyon	BOVA
040227		Woodpecker, downy	Picoides pubescens medianus	BOVA
040243	IVb	Pewee, eastern wood	Contopus virens	BOVA
040245		Lark, horned	Eremophila alpestris	BOVA
040247	IIIc	Swallow, bank	Riparia riparia	BOVA
040249		Swallow, barn	Hirundo rustica	BOVA
040250		Swallow, cliff	Petrochelidon pyrrhonota pyrrhonota	BOVA
040251		Martin, purple	Progne subis	BOVA
040252		Jay, blue	Cyanocitta cristata	BOVA
040255		Crow, American	Corvus brachyrhynchos	BOVA
040256		Crow, fish	Corvus ossifragus	BOVA
040258		Chickadee, Carolina	Parus carolinensis	BOVA
040260		Titmouse, tufted	Baeolophus bicolor	BOVA
040261		Nuthatch, white-breasted	Sitta carolinensis	BOVA
040271		Mockingbird, northern	Mimus polyglottos	BOVA
040275		Robin, American	Turdus migratorius	BOVA
040294		Starling, European	Sturnus vulgaris	BOVA

040326		Warbler, pine	Setophaga pinus	BOVA
040342		Sparrow, house	Passer domesticus	BOVA
040353		Cowbird, brown-headed	Molothrus ater	BOVA
040357		Cardinal, northern	Cardinalis cardinalis	BOVA
040370		Siskin, pine	Spinus pinus	BOVA
040377		Sparrow, savannah	Passerculus sandwichensis	BOVA
040384		Sparrow, lark	Chondestes grammacus	BOVA
040389		Sparrow, chipping	Spizella passerina	BOVA
040393		Sparrow, white-crowned	Zonotrichia leucophrys	BOVA
040394		Sparrow, white-throated	Zonotrichia albicollis	BOVA
040398		Sparrow, song	Melospiza melodia	BOVA
050016		Mole, hairy-tailed	Parascalops breweri	BOVA
050017		Mole, eastern	Scalopus aquaticus aquaticus	BOVA
050018		Mole, eastern	Scalopus aquaticus howelli	BOVA
050025	IVa	Bat, silver-haired	Lasionycteris noctivagans	BOVA
050029	IVa	Bat, eastern red	Lasiurus borealis	BOVA
050033		Bat, evening	Nycticeius humeralis	BOVA
050040		Weasel, least	Mustela nivalis allegheniensis	BOVA
050042		Mink, common	Neovison vison mink	BOVA
050056		Chipmunk, common eastern	Tamias striatus striatus	BOVA
050094		Rat, black	Rattus rattus rattus	BOVA

050095		Rat, Norway	Rattus norvegicus norvegicus	BOVA
050098		Mouse, house	Mus musculus musculus	BOVA
050103		Cottontail, eastern	Sylvilagus floridanus mallurus	BOVA
050131	IVa	Myotis, southeastern	Myotis austroriparius	BOVA
110232		Tick, brown dog	Rhipicephalus sanguineus	BOVA

\* FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collector Concern; \*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need; Virginia Wildlife Action Plan Conservation Opportunity Ranking: a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.; c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.; [ Friday, April 13, 2018 2:38:10 PM ] [ DGM ] [ Contact gdm@dmr.state.virginia.gov ] [ Please view our privacy policy ] © 1998-2014 Commonwealth of Virginia Department of Game and Inland Fisheries

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

REFUGE INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

From: Lawston, Anna R CIV (US) (US) <Anna.R.Lawston@usace.army.mil>  
To: amrichcha <amrichcha@aol.com>  
Cc: Lawston, Anna R CIV (US) (US) <Anna.R.Lawston@usace.army.mil>  
Sent: Thu, May 24, 2018 3:48 pm  
Subject: follow-up email regarding 10609 Kettle Run Road (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Good afternoon Mr. Mirchcha

I wanted to send this email as a follow-up to our phone conversation from yesterday. Based on my review of the information that you provided and updated aerial photos you do have a stream channel that runs across your property. As we discussed, currently you are not proposing to impact the stream channel and all construction will occur in the uplands located on the Kettle Run Road side of the property. Based on what you are proposing it does not appear as though you need authorization from this office. If at any time you are proposing impacts to waters you may need verification or authorization from the office.

If you do propose to cross the small stream channel in the back of the property you may qualify for a Nationwide Permit (NWP) #18 for minor discharge. For your convenience I have provided a copy of our NWP #18 permit conditions for your review.

If you have a moment to take the following survey it would assist the Norfolk District in providing the highest level of support to the public:[http://corpmaps.usace.army.mil/cm.aspx?r=regulatory\\_survey](http://corpmaps.usace.army.mil/cm.aspx?r=regulatory_survey)  
We value your comments and appreciate your taking the time to complete the survey.

Should you have any questions or need any further assistance please feel free to contact me.

Sincerely  
Anna Lawston  
USACE - Norfolk District  
The Warrenton Field Office  
PO Box 578  
Armedville, Virginia 20106  
540-754-4459

CLASSIFICATION: UNCLASSIFIED

Edward Kovalchuk (Ekovalchuk@pwcsa.org)To you + 4 more Details Slideshow  
Dear Mr. Mirchcha

The Service Authority has no objection to the concept of allowing the property at 10649 Kettle Run Road to make a grinder pump connection to the existing 6-inch force provided:

- The County issues written permission to allow the property in the rural crescent to connect to public sewer.
- You provide an engineering analysis by a qualified professional engineer that shows no adverse effect on the existing sanitary pumping operations.

Sincerely,

Ed Kovalchuk (Project Engineer II)  
Prince William County Service Authority  
4 County Complex Court, Woodbridge, VA 22192  
P (703) 335-7944 | E [ekovalchuk@pwcsa.org](mailto:ekovalchuk@pwcsa.org)

ENVIRONMENTAL CONSTRAINTS ANALYSIS NOTES:

- THE TOPOGRAPHY SURVEY IS FROM FIELD RUN SURVEY CONDUCTED BY GEOENV ENGINEERS AND BASED ON THE GIS DATUM OBTAINED FROM PRINCE WILLIAM COUNTY DIGITAL DATA AND USED AS A BASE FOR THIS PLAN.
- NO FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) MAPPED 100-YEAR FLOODPLAIN IS PRESENT ON THE SITE (10609 KETTLE RUN ROAD), AS INDICATED BY THE FEMA FLOOD DIGITAL INSURANCE RATE MAP, PANELS 51153C0152D, EFFECTIVE1/5/1995.
- ONE FOREST COVER TYPES IS PRESENT ON THE SITE, AN EASTERN RED CEDAR (JUNIPERUS VIRGINIA) WITH FEW LOCUST TREES BETWEEN THEM. THE TREES DOMINANT AS YOUNG STAND AND MEDIUM-AGED STAND CLASS. THERE ARE ADJACENTLY FOREST AREA TO THE NORTH EAST AND EAST DIRECTION. THE FOREST TYPE NAME, TYPE AND CLASS ARE BASED TO FOREST COVER TYPES IN PRINCE WILLIAM COUNTY AS TAKEN FROM FOREST COVER TYPES OF THE UNITED STATES AND CANADA AND DCSM 800.
- ALL THE TREES ON-SITE THE LOT ARE ON GOOD TO FAIR CONDITION. NONE OF THE TREES LOCATED WITHIN THE SITE IS MORE THAN 30" DIAMETER. THEREFORE, NONE QUALIFY AS A SPECIMEN TREE.
- AS DESCRIBED IN THE ENDANGERED AND SPECIES ACT SPICES (CONSULTATION CODE#05E2VA00-2018-SLI-2777, EVENT CODE#05E2VA00-2018-E-06507), THERE IS A TOTAL OF 2 THREATENED, ENDANGERED, OR CANDIDATE SPECIES ON (SEE ATTACHED ENDANGERED AND SPECIES ACT SPICES & USFWS) NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES BELOW.
- NO AREAS HAVING SLOPES 15% OR GREATER IS LOCATED WITHIN THE SITE.

PROPOSED IMPERVIOUS AND PREVIOUS SURFACES:

- BASED ON THIS PLAN SHEET#1, APPROXIMATELY 1.52 ACRES OF THE SITE PROPOSED TO BE IMPERVIOUS SURFACES AND 3.48 ACRES ARE PROPOSED TO BE PREVIOUS SURFACES. PREVIOUS AREAS INCLUDE THE ON SITE PLAY GROUND, LANDSCAPING AREA AS WELL AS THE UNDISTURBED AREAS. THE PROPOSED IMPERVIOUS SURFACES ARE ASSOCIATED WITH BUILDINGS, PARKING LOTS, ROADS, SIDEWALKS, AND THE PROPOSED BUILDING FACILITY.
- THE SUP PLAN SHOWS APPROXIMATELY 1.9 ACRES REMAINING UNDISTURBED, INCLUDING THE INTERMITTENT STREAM.

Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME STATUS  
Northern Long-eared Bat *Myotis septentrionalis* Threatened  
No critical habitat has been designated for this species.  
Species profile: <https://ecos.fws.gov/ecp/species/9045>

Flowering Plants

NAME STATUS  
Harperella *Ptilimnium nodosum* Endangered  
No critical habitat has been designated for this species.  
Species profile: <https://ecos.fws.gov/ecp/species/3739>

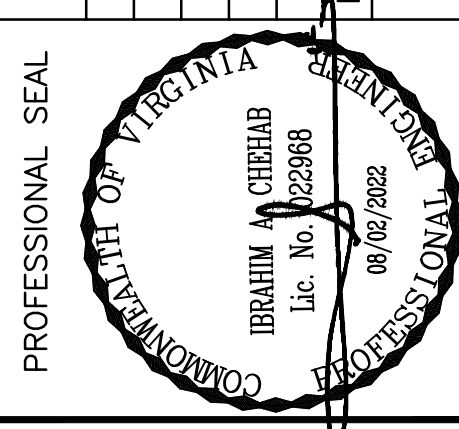
Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

GeoEnv Engineers

Civil, Environmental & Geotechnical Engineering  
10875 Main Street, Suite 213  
Fairfax, VA 22030  
Tel. 703.591.7170  
Fax. 703.591.7074 Web Site: [geoenv1.com](http://geoenv1.com)

REVISION BLOCK	REVISION	DATE
		08/02/2022
		05/01/2021
		12/04/2021
		DATE
		NO.
		COUNTY PLAN NUMBER #:
		SUP2019-00005



ENVIRONMENTAL CONSTRAINTS ANALYSIS

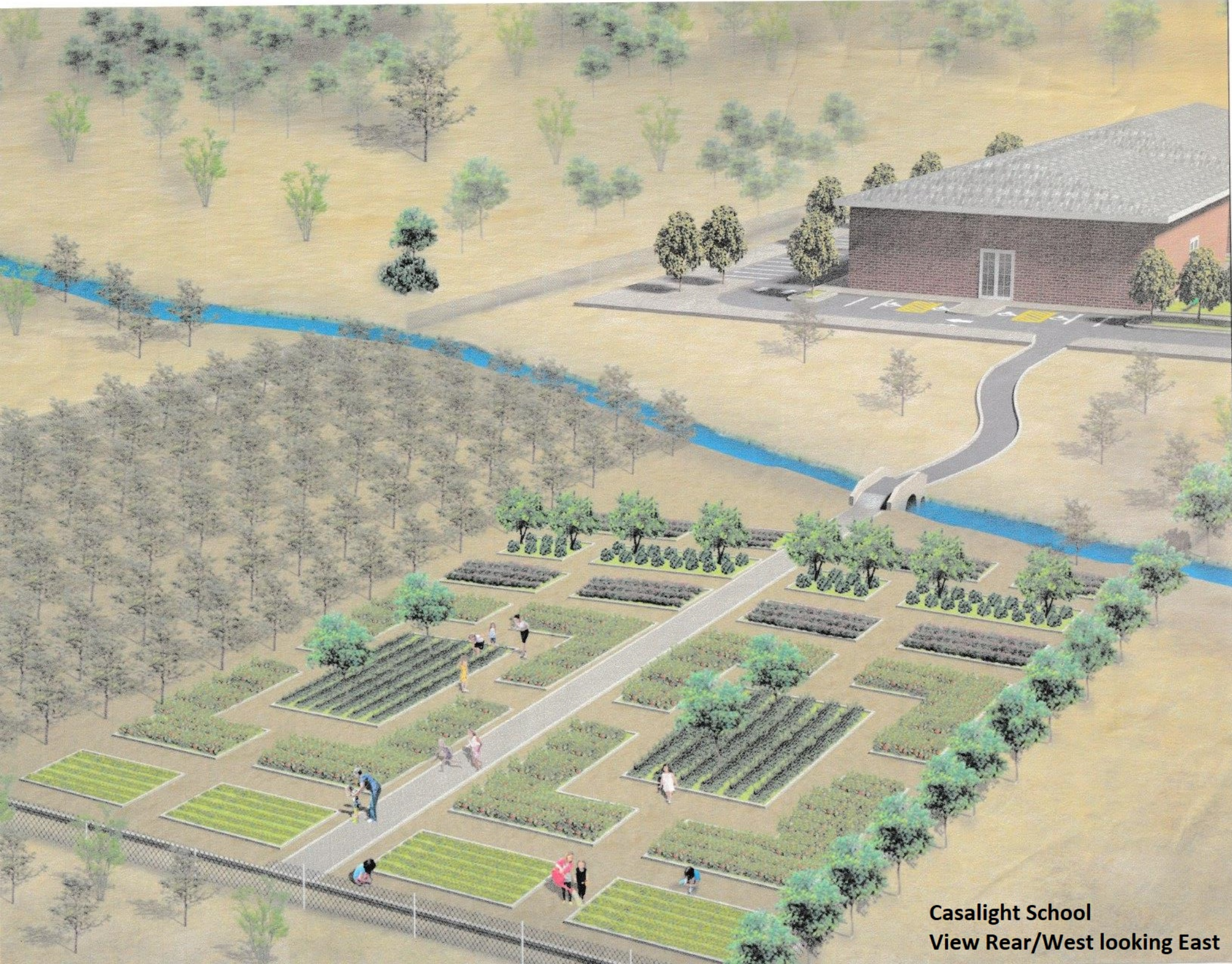
PROPOSED CASALIGHT SCHOOL  
LOT NUMBER: 0008H  
10609 KETTLE RUN ROAD, NOKESVILLE  
BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA 20181

GPIN#	7494-68-2020
DATE:	APRIL 2018
PREP. BY:	S.K.
CHECKED BY:	IC
PROJECT #	2018-4009
SCALE:	N/A
SHEET:	3A OF 4









**Casalight School**  
**View Rear/West looking East**









L. STEVEN COX  
703-365-0869

scox53@comcast.net

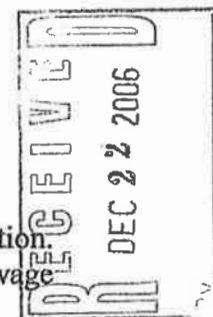
**Cox Environmental Services**  
9860 Flint Rock Road  
MANASSAS, VIRGINIA 20112

December 1, 2006

Chera, Sipath & Benton  
C/O Belinda Jacobson - Loehle  
7550 Marshall Drive  
Annandale, Virginia 22003

RE: 10609 Kettle Run Road – GPIN 7494-68-2020

As per your contract this firm has conducted soil evaluations at the referenced location. This evaluation in our opinion has revealed soils, which are unsuitable for on-site sewage disposal due to the following:



Insufficient depth of suitable soils due to seasonal wetness as indicated by redoxmorphic features (chroma 3 or less mottling in the soil color matrix).

Rates of absorption to slow (absorption rates in excess of 120 minutes per inch).

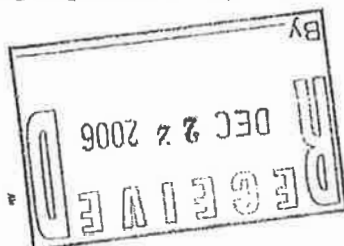
Other portions of the property are topographic positions, which are subject to drainage and periodic flooding (periodic flooding does not necessary mean ponding of water but may be saturated soils, however, the proximity of the existing wet weather creek may place a good portion of the property in the 100 year flood plain as well as a resource protection area.

Proposed area to close to an existing water supply.

Shrink / Swell clays largely compromise the property.

Insufficient depth of suitable soil to hard rock (diabase, shale and siltstone).

Please note in the course of the evaluation all types of on-site sewage disposal systems have been considered including experimental systems.



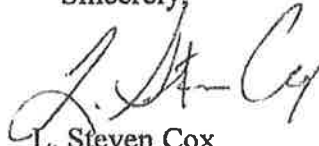
Page 2  
Kettle Run Road Property  
December 1, 2006

Soon you will also be receiving a copy of the soil notes taken at the evaluation as well as a sketch of the evaluated areas. A copy of the Certification Statement Denial will be forwarded, to the Prince William Health District.

We regret we were unsuccessful in fulfilling your request.

If you have any questions or if we may continue to assist you in your request please contact this office at 703-365-0869

Sincerely,



L. Steven Cox  
AOSE # 201



NAME	PHONE	Email ADDRESS / ADDRESS	SUPPORT THE PROJECT
Jay Hochstaine		10509 Kettle run rd	Yes
Seenath Bhisham		10605 Kettle run rd	Yes
Vijay Solay	612-401-8161	<a href="mailto:Vijayanard597@gmail.com">Vijayanard597@gmail.com</a>	Yes
Branden King	703-789-3140	<a href="mailto:Bking1424@yahoo.com">Bking1424@yahoo.com</a>	Yes
Pevay Melote	703-330-1824	N/A	Yes
Stephanie Sniffir	631-807-6658	<a href="mailto:stephanieosw@gmail.com">stephanieosw@gmail.com</a>	Yes
Julia White	571-969-0317	<a href="mailto:juliamcchair@gmail.com">juliamcchair@gmail.com</a>	Yes
Matt Briggs	703-732-3144	<a href="mailto:mattkp@gmail.com">mattkp@gmail.com</a>	Yes
Richard Lin	571-208-5309	<a href="mailto:richard@unicesalstone.com">richard@unicesalstone.com</a>	Yes
Fatima Afzal	703-627-5088	<a href="mailto:fafzal2007@gmail.com">fafzal2007@gmail.com</a>	Yes
Mildren Frevert	408-910-6273	<a href="mailto:freverts4@gmail.com">freverts4@gmail.com</a>	Yes
Maria Cline	801-361-3309	<a href="mailto:mashenkacline@yahoo.com">mashenkacline@yahoo.com</a>	Yes
Shelly Clark	703-586-8203	<a href="mailto:alexnarismama4ever@gmail.com">alexnarismama4ever@gmail.com</a>	Yes
Dashine Ismad	703-591-9722	<a href="mailto:dashne1985@hotmail.com">dashne1985@hotmail.com</a>	Yes
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Jina Kang	571-338-5462	<a href="mailto:jina.barker@gmail.com">jina.barker@gmail.com</a>	Yes
Sandra Qris	703-963-9314	<a href="mailto:sxau99@hotmail.com">sxau99@hotmail.com</a>	Yes
Hiclhi Sein	571-723-2623	<a href="mailto:lovelynidhill@gmail.com">lovelynidhill@gmail.com</a>	Yes
Veronille Vellen	762-215-1550	<a href="mailto:VNoss2@hotmail.com">VNoss2@hotmail.com</a>	Yes
Erica Yelland	757-755-5462	<a href="mailto:erica.yelland@hotmail.com">erica.yelland@hotmail.com</a>	Yes
Jeni Brachily	310-569-5697	N/A	Yes
Shawn Mimms	404-510-1615	<a href="mailto:fikeesnes@gmail.com">fikeesnes@gmail.com</a>	Yes
Briya Bauamuruqan	571-635-2865	<a href="mailto:selniip@gmail.com">selniip@gmail.com</a>	Yes
Meina Reid	571-340-4468	<a href="mailto:manajreid87@gmail.com">manajreid87@gmail.com</a>	Yes
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Katie Duck	703-584-8794	<a href="mailto:kguick1013@gmail.com">kguick1013@gmail.com</a>	Yes
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Mary Manne	703-595-6276	<a href="mailto:mcalimanna@gmail.com">mcalimanna@gmail.com</a>	Yes
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Iris Yu	571-217-9836	<a href="mailto:irxyri@gmail.com">irxyri@gmail.com</a>	Yes
Mohmad Sultan	N/A	<a href="mailto:mahmodshah.sultani@gmail.com">mahmodshah.sultani@gmail.com</a>	Yes
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Anne Odrey	703-896-2264	<a href="mailto:anne_hd@hotmail.com">anne_hd@hotmail.com</a>	Yes

Diana Julba	646-309-0981	<a href="mailto:dinajalba@gmail.com">dinajalba@gmail.com</a>	Yes
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Meryam yaghammour	571-247-3000	N/A	Yes
Natalie Bahoo	703-244-4809	10108 elliston ct bristow VA	Yes
Alice Shadell	240-601-3851	<a href="mailto:a_shadell@yahoo.com">a_shadell@yahoo.com</a>	Yes