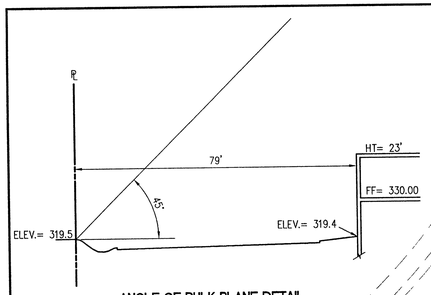


ANGLE OF BULK PLANE DETAIL

PARKING TABULATION

PROPOSED USE: CHILD CARE CENTER
PROPOSED ENROLLMENT: 200 CHILDREN

SHOPPING CENTER RATE: 4 SP/1000 SF

REQUIRED: 8,750 SF OF GFA @ 4 SP/1000 SF = 35 SPACES

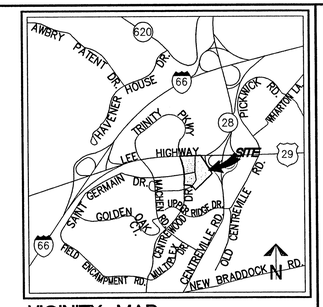
SHOPPING CENTER RATE:	162,903 GFA @ 4SP/1000 SF	= 652 SPACES
OFFICE RATE:	25,430 GFA @ 3.6 SP/1000 SF	= 92 SPACES
EATING ESTABLISHMENT RATE:	1 SP/4 SEATS	= 128 SPACES
	1 SP/2 BARSTOOLS	= 15 SPACES
	1 SP/2 EMPLOYEES	= 15 SPACES
TOTAL PARKING REQUIRED:		= 937 SPACES
TOTAL PARKING PROVIDED:		= 1046 SPACES (INCLUDING 23 HC)

NOTE: SPACES WITHIN THE SE LIMITS ARE NOT EXCLUSIVE TO THE SE USE.

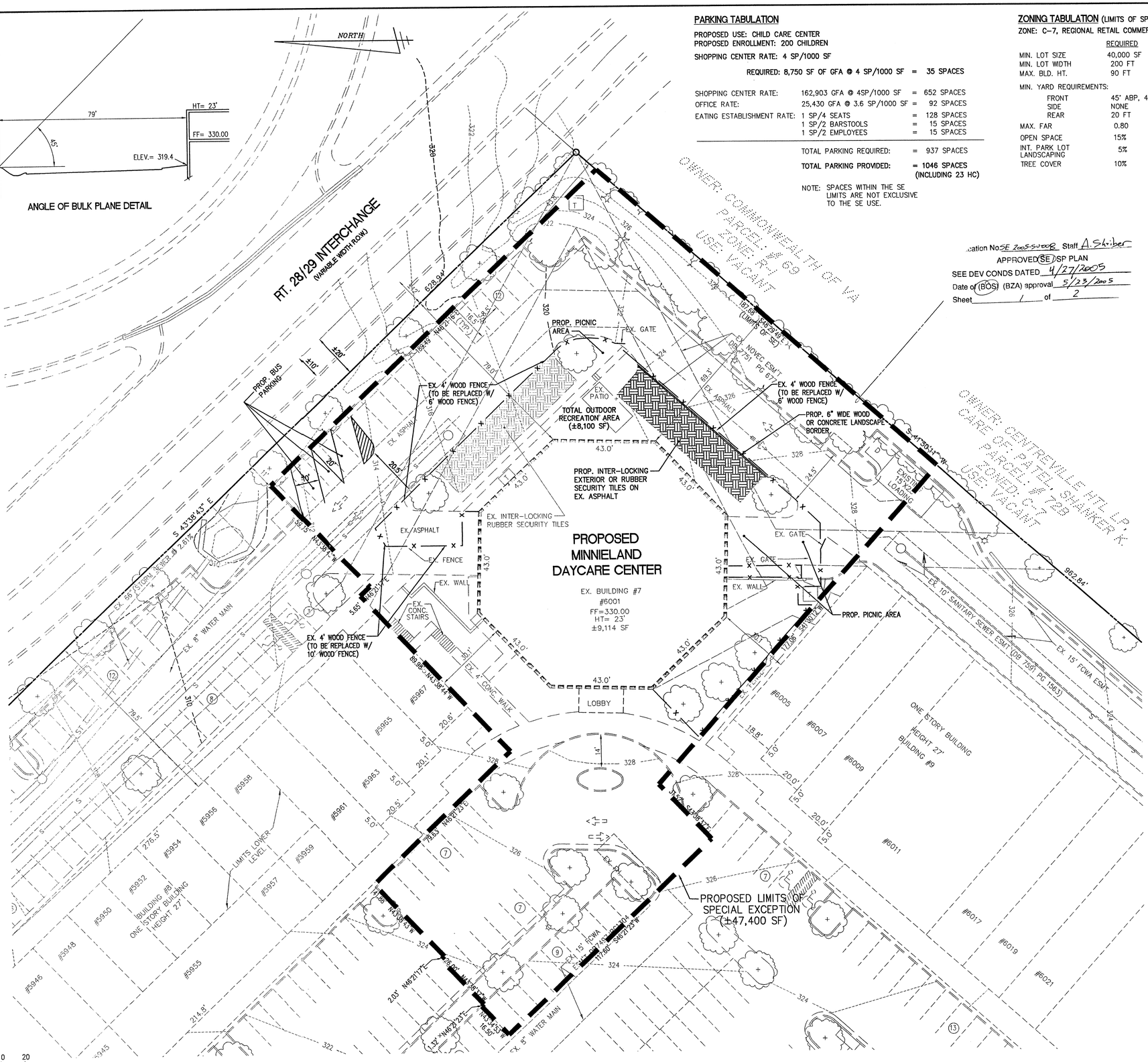
ZONING TABULATION (LIMITS OF SPECIAL EXCEPTION)

ZONE: C-7, REGIONAL RETAIL COMMERCIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 SF	±47,400 SF
MIN. LOT WIDTH	200 FT	±342 FT
MAX. BLD. HT.	90 FT	23 FT
MIN. YARD REQUIREMENTS:		
FRONT	45' ABP, 40 FT	±79 FT
SIDE	NONE	N/A
REAR	20 FT	±30 FT
MAX. FAR	0.80	0.19
OPEN SPACE	15%	±20%
INT. PARK LOT LANDSCAPING	5%	±7%
TREE COVER	10%	±11%



VICINITY MAP SCALE: 1"=2000'



Location No: SE 2005-SU-008 Staff: A. Shiber
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/27/2005
Date of (BOS) (BZA) approval 5/23/2005
Sheet 1 of 2

NOTES:

1. OWNER:
   CENTREVILLE SQUARE PROJECT, L.P.
   C/O A.J. DWOSKIN & ASSOCIATES
   9302 LEE HIGHWAY, SUITE 300
   FAIRFAX, VA 22031

   APPLICANTS:
   MINNIELAND PRIVATE DAY SCHOOL, INC.
   4300 PRINCE WILLIAM PKWY.
   WOODBRIDGE, VA 22192

   CENTREVILLE SQUARE PROJECT, L.P.
   C/O A.J. DWOSKIN & ASSOCIATES
   9302 LEE HIGHWAY, SUITE 300
   FAIRFAX, VA 22031

2. PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 054-4-1-117 AND IS ZONED C-7 (REGIONAL RETAIL COMMERCIAL). THE SITE IS IN THE HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS.
3. THE TOTAL SITE AREA IS 797,567 SF OR 18.309 AC. THE SITE AREA FOR THE LIMITS OF SPECIAL EXCEPTION IS ±47,400 SF OR ±1.088 AC.
4. A CATEGORY 3 SPECIAL EXCEPTION FOR CHILD CARE CENTERS IS REQUESTED WITH THIS APPLICATION.
5. FLOOR AREA RATIO FOR THE EXISTING BUILDINGS ON THE ENTIRE SITE IS 0.25. THE FLOOR AREA RATIO FOR THE EXISTING BUILDING IN THE LIMITS OF SPECIAL EXCEPTION IS ±0.19.
6. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
7. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
8. EXISTING TOPOGRAPHY HAS BEEN FIELD RUN, THE CONTOUR INTERVAL IS 2 FEET.
9. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
11. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
12. THIS APPLICATION IS FOR A CHANGE IN USE ONLY AND WILL NOT INVOLVE SITE CONSTRUCTION OR RESULT IN AN INCREASE IN IMPERVIOUS AREA. THEREFORE, NO NEW STORMWATER DETENTION OR WATER QUALITY FACILITIES ARE REQUIRED AS PART OF THIS PLAN.
13. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
14. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0025D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN FLOOD PLAIN X, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
15. THIS PROPOSED SPECIAL EXCEPTION IS FOR A CHANGE OF USE ONLY, NO LAND DISTURBING ACTIVITY WILL TAKE PLACE, THEREFORE NO EVM IS REQUIRED PER THE FAIRFAX COUNTY ZONING ORDINANCE.
16. ALL STORMWATER DETENTION IS PROVIDED IN CENTREVILLE SQUARE PHASE II UNDERGROUND STORAGE FACILITIES. BMP REQUIREMENTS ARE MET IN TRINITY CENTER REGIONAL WET POND FACILITY, LOCATED DIRECTLY ACROSS ROUTE 29 FROM CENTREVILLE SQUARE PHASE II. STORMWATER DETENTION AND BMP REQUIREMENTS HAVE BEEN ADEQUATELY INCORPORATED INTO APPROVED CENTREVILLE SQUARE PHASE II SITE PLAN, #4817-SP-06-2. NO ADDITIONAL IMPERVIOUS SURFACE IS BEING PROPOSED WITH THIS APPLICATION.

   PER APPROVED SITE PLAN # 4817-SP-06-2: THIS PROPERTY IS CURRENTLY FULLY SERVED BY A STORM SEWER SYSTEM AS DESIGNED AND APPROVED AS PART OF FAIRFAX COUNTY SITE PLAN # 4817-SP-06-2. THE PROPOSED SPECIAL EXCEPTION LIMITS DRAIN TO AN EXISTING 66" STORM SEWER OUTFALL TO THE NORTH. PROPOSED 10-YEAR PEAK DRAINAGE TO THIS SYSTEM IS 219 CFS WITH AN AVAILABLE DESIGN CAPACITY OF 542 CFS. THE REMAINING AREA, DRAINING TO THE SOUTH TO EXISTING INLET #352, IS COMPRISED OF A 18" OUTFALL SEWER @ 3.06 %. DESIGN FLOW TO THIS FACILITY IS 10.2 CFS AND CAPACITY IS 18.4 CFS. FOR FURTHER DOWNSTREAM COMPUTATIONS, SEE APPROVED SITE PLAN # 4817-SP-06-2. IN THE OPINION OF THE SUBMITTING ENGINEER, THE EXISTING STORM SEWER OUTFALLS FOR THIS SITE IS ADEQUATE TO MEET ALL PFM REQUIREMENTS.
17. NO MORE THAN 81 CHILDREN WILL UTILIZE THE OUTDOOR RECREATION AREAS AT ANY ONE TIME.

RECEIVED
Department of Planning & Zoning
APR 19 2005
Zoning Evaluation Division

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 538-1301 WWW.WLPINC.COM

DRAWN: mes
DATE: 1/20/05
REV: 4/19/05
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
TERRENCE LAMBERT
No. 9909
1-20-05
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SPECIAL EXCEPTION PLAN

MINNIELAND DAY CARE CENTER

CENTREVILLE SQUARE

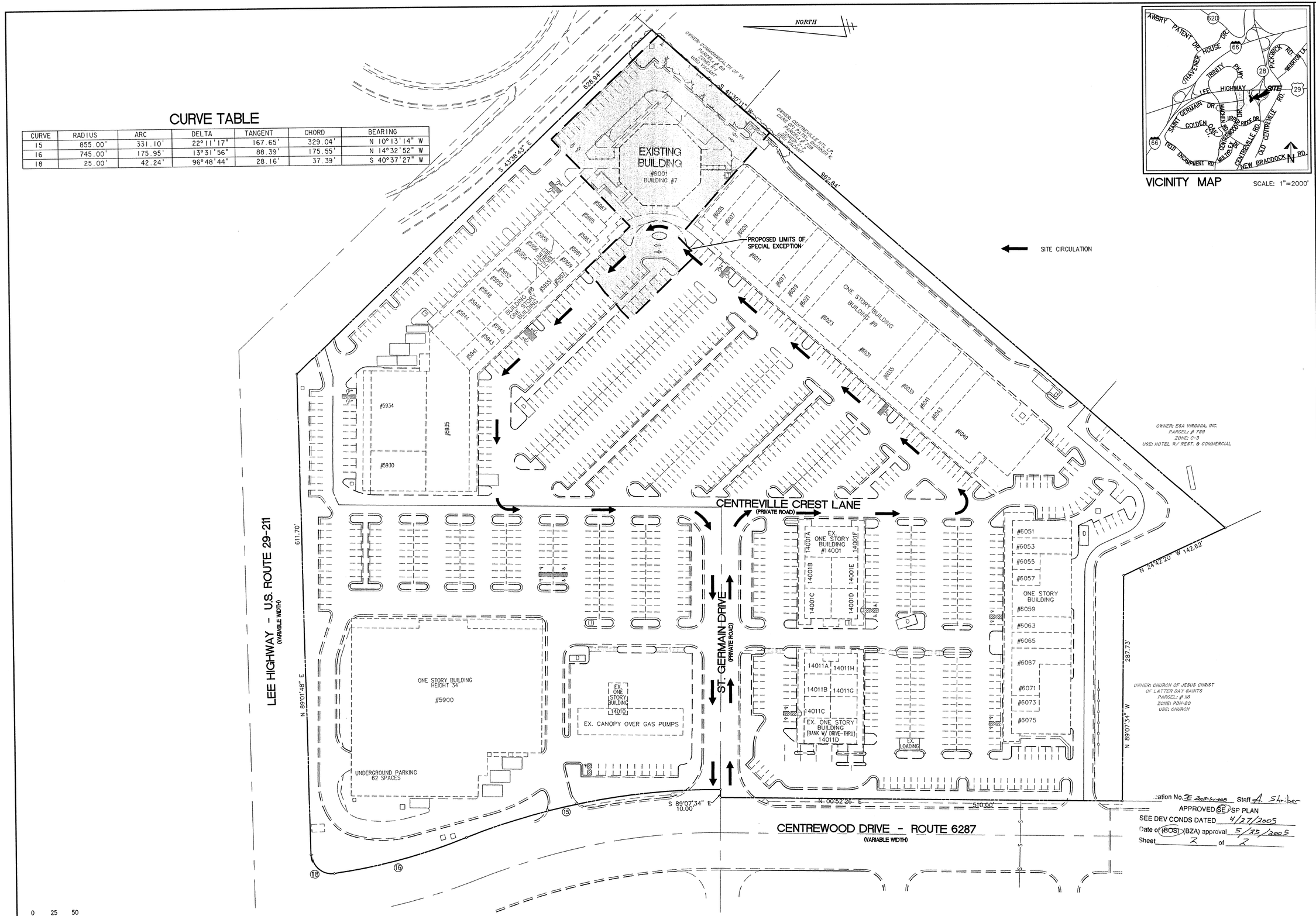
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 1 OF 2

File No. FV-14 Tax Map No. 54-4 Job No. 86-052 Cadd Dwg. File: 86052SEloading1 Xref:

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
15	855.00'	331.10'	22°11'17"	167.65'	329.04'	N 10°13'14" W
16	745.00'	175.95'	13°31'56"	88.39'	175.55'	N 14°32'52" W
18	25.00'	42.24'	96°48'44"	28.16'	37.39'	S 40°37'27" W



VICINITY MAP SCALE: 1"=2000'

0 25 50
(IN FEET)
1 INCH = 50'

FOR INFORMATION ONLY.

Location No. SE 2005-SU-008 Staff A. Stiber
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/27/2005
Date of (BOS) (BZA) approval 5/23/2005
Sheet 2 of 2

WALTER L. PHILLIPS
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(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

DRAWN: mss
DATE: 1/20/05
REV. 3/21/05
REV. 4/18/05
SCALE: 1" =50

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9909
PROFESSIONAL ENGINEER
1-20-05

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

REVISION APPROVED BY

OVERALL SITE EXHIBIT

MINNIELAND DAY CARE CENTER
CENTREVILLE SQUARE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 2 OF 2

File No. FV-14 Tax Map No. 54-4 Job No. 86-052 Cadd Dwg. File: 86052SE5 Xref: