

## REVISED PROPOSED DEVELOPMENT CONDITIONS

SE 00-V-008

June 16, 2000

If it is the intent of the Board of Supervisors to approve SE 00-V-008 located at Tax Map 107-4 ((17)) C and part of C1 for use as a Child Care Center pursuant to Sect. 4-804 and a Waiver of Minimum Lot Size pursuant to Sect. 6-610 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Gunston Corner, Phase II, prepared by Dewberry and Davis prepared on February 8, 2000 and revised through April 24, 2000, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum daily enrollment of the Child Care Center shall be limited to 106 students.
5. A five foot wide sidewalk shall be provided along the entire length of Royal Robin Lane from the Silverbrook Road Intersection to the southern property line, as shown on the Special Exception Plat.
6. All deliveries and trash pick-up activities shall be limited to between the hours of 7:00 a.m. and 8:00 p.m.
7. The building shall be finished with the same architectural treatment on all four sides. The building shall be off white in color and compatible in appearance with adjacent community and residential buildings. The building shall be one story, have a pitched roof, hardi board siding with residential doors and windows.
8. Around the outdoors play area, a wall four feet in height shall be constructed facing Silverbrook Road and seven feet in height facing Royal Robin Lane as