KINDERCARE LEARNING CENTER
4-14-97
PLAN # CP 86-C-121-7
GENERAL NOTES

1. THE PARCEL SUBJECT TO THIS TOWN CENTER CONCEPT PLAN IS KNOWN AS SECTION 83, BLOCK 4, RESTON. THE TAX MAP REFERENCE FOR THE PARCEL IS 17-2-((1)), PART OF PARCEL 11.

2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN, DATED OCTOBER 1996 AND REVISED THROUGH APRIL 14, 1997 (CONSISTING OF 4 SHEETS), PREPARED BY URBAN ENGINEERING; SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY SOUND ENGINEERING AND/OR WHICH MAY BECOME NECESSARY AS PART OF FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ("DEM").

3. THE PROPOSED BUILDING SHALL BE UTILIZED AS A CHILD CARE CENTER, WHICH IS A BY-RIGHT USE IN THE PRC TOWN CENTER DISTRICT. THE MAXIMUM DAILY ENROLLMENT SHALL BE 180 CHILDREN.

4. THE APPLICATION PROPERTY CONSISTS OF 3.048 ACRES.

5. THE PROPOSED BUILDING SHALL CONSIST OF A MAXIMUM OF 10,500 GROSS SQUARE FEET. THE MAXIMUM FAR FOR THE APPLICATION PROPERTY SHALL BE 0.076.

6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE ARTICLE 11. SPACES DENOTED WITH * SHALL BE SPECIFICALLY RESERVED FOR STAFF PARKING. ALL OTHER SPACES SHALL BE AVAILABLE FOR DROP OFF AND PICK UP OF CHILDREN.

7. THE MAXIMUM BUILDING HEIGHT SHALL BE 24 FEET.

8. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WESTERRA RESTON, L.L.C., BY DEED RECORDED IN DEED BOOK 9881 AT PAGE 1645 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

9. NO TITLE REPORT WAS UTILIZED.

10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.

11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO STRUCTURES EXISTING ON THIS SITE.

12. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER.

13. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED PARTIALLY OFF SITE ON ADJACENT BLOCK 5 (VACANT), SUBJECT TO APPROVAL BY DEM. THE EXISTING POND WILL BE IMPROVED TO COMPLY WITH COUNTY STORM WATER DETENTION SPECIFICATIONS.

14. TOPOGRAPHY IS FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC., IN DECEMBER 1995. CONTOUR IS 2'.

15. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 115.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 250; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.

17. BOUNDARY INFORMATION IS BASED ON A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES, INC.

18. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS, SIDEWALKS, AND CROSSWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.

19. THERE ARE NO SCENIC ASSETS DESERVING PRESERVATION. THERE IS AN EXISTING WETLANDS AREA AS SHOWN THAT SHALL BE PRESERVED EXCEPT WHERE UTILITY CROSSINGS MAY BE WARRANTED, AS DETERMINED BY DEM.

20. SUBJECT TO APPROVAL OF A VARIANCE BY THE BOARD OF ZONING APPEALS, THE HEIGHT OF THE FENCE SURROUNDING PLAY AREA 1 MAY BE INCREASED TO SIX FEET (6').

TRANSPORTATION

21. THE APPLICANT SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ADJACENT TO TEMPORARY ROAD AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.

22. IF REQUESTED BY VDOT OR FAIRFAX COUNTY, THE APPLICANT SHALL MAKE A PRO RATA CONTRIBUTION TOWARD EITHER A TRAFFIC SIGNAL AT THE INTERSECTION OF TEMPORARY ROAD AND OLD RESTON AVENUE, OR TRAFFIC SIGNAL MODIFICATION IN THE VICINITY OF THE SITE.

23. THE APPLICANT SHALL RESTRIPE OLD RESTON AVENUE TO PROVIDE A LEFT TURN LANE INTO THE SITE, AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.

24. INTERPARCEL ACCESS TO THE ADJACENT PROPERTY IDENTIFIED AS SECTION 83, BLOCK 5 SHALL BE PROVIDED SUBJECT TO THE FOLLOWING:

    a. THE PROVISION OF INTERPARCEL ACCESS SHALL NOT REQUIRE APPROVAL OF A TOWN CENTER CONCEPT PLAN AMENDMENT FOR THIS SITE.

    b. THE INTERPARCEL ACCESS SHALL BE PROVIDED GENERALLY IN THE LOCATION SHOWN. FINAL LOCATION SHALL BE DETERMINED IN COORDINATION WITH THE OWNER OF BLOCK 5, SUBJECT TO APPROVAL OF DEM.

c. THE INTERPARCEL ACCESS SHALL BE FOR THE BENEFIT OF THE RESTON STUDY CENTER. IN THE EVENT THAT A CONCEPT PLAN FOR SECTION 83, BLOCK 5 FOR USE AS A MONASTERY AND SCHOOL FOR SPECIAL EDUCATION BY THE RESTON STUDY CENTER IS NOT APPROVED, OR IN THE EVENT THAT RESTON STUDY CENTER CEASES TO OPERATE ON SECTION 83, BLOCK 5, THE APPLICANT RESERVES THE RIGHT TO CLOSE THE INTERPARCEL ACCESS TO BLOCK 5.

d. THIS SITE IS DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN.

25. IN THE EVENT THAT INTERPARCEL ACCESS IS PROVIDED, ON-SITE PARKING MAY BE REDUCED TO 29 SPACES WITHOUT NEED FOR TOWN CONCEPT PLAN AMENDMENT.

LANDSCAPING

26. A MINIMUM OF 60% OPEN SPACE SHALL BE PROVIDED.

27. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.

28. A MINIMUM OF 30% TREE COVER SHALL BE PROVIDED.

29. THE APPLICANT SHALL ADHERE TO THE LIMITS OF CLEARING AND GRADING AS SHOWN. DURING SITE PLAN REVIEW, IF IT IS DETERMINED NECESSARY BY DEM TO REMOVE ANY TREES PREVIOUSLY DESIGNATED TO BE PRESERVED IN ORDER TO LOCATE ADDITIONAL NECESSARY UTILITY LINES, OR TRAILS, THEN AN AREA OF ADDITIONAL TREE SAVE OR EQUIVALENT VALUE AS DETERMINED BY DEM SHALL BE SUBSTITUTED AT AN ALTERNATE LOCATION ON THE PROPERTY. IF A SUITABLE ALTERNATE LOCATION CANNOT BE IDENTIFIED ON SITE, THE APPLICANT SHALL PLANT SUPPLEMENTAL TREES ACCORDING TO THE DIRECTIONS OF DEM, PURSUANT TO THE PUBLIC FACILITIES MANUAL.

30. THE APPLICANT SHALL IMPLEMENT A LANDSCAPE PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS TOWN CENTER CONCEPT PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY DEM.

31. THE APPLICANT SHALL PARTICIPATE IN THE RESTON STREET LIGHT DEMONSTRATION PROGRAM.

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