

PROPOSED DEVELOPMENT CONDITIONS

SE 2009-LE-028

May 20, 2010

If it is the intent of the Board of Supervisors to approve SE 2009-LE-028 located at 6318 May Blvd (82-3 ((1)) 38; 82-3 ((11)) 45 & 46) for a child care center and private school of general education pursuant to Sect. 3-304 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. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
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 Plans associated with this application as depicted on the attached exhibit. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Maximum daily enrollment shall be limited to 200 children.
5. The hours of operation shall be 6:00 am to 8:00 pm, Monday through Friday, exclusive of special events.
6. The maximum number of children in the outdoor play area at any one time shall be limited by the provisions of Paragraph 1 of Section 9-309 and 9-310 of the Zoning Ordinance.
7. The swimming pool and other facilities on the site shall be used only by the applicant.
8. The applicant shall monitor the parking associated with the use such that there will be no parking on any adjacent streets or properties.
9. All new signage for the child care center shall comply with provisions of Article 12 of the Zoning Ordinance.
10. Once this special exception is implemented via issuance of a Non-RUP, prior to the issuance of any new Non-RUP, the new operator shall demonstrate to the Zoning Administrator that it has met or made a good faith effort to meet

with the Lee Land Use Committee and its Transportation Advisory Committee to discuss ways to further reduce any stormwater runoff from the subject site.

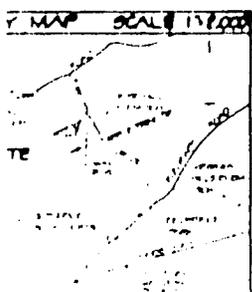
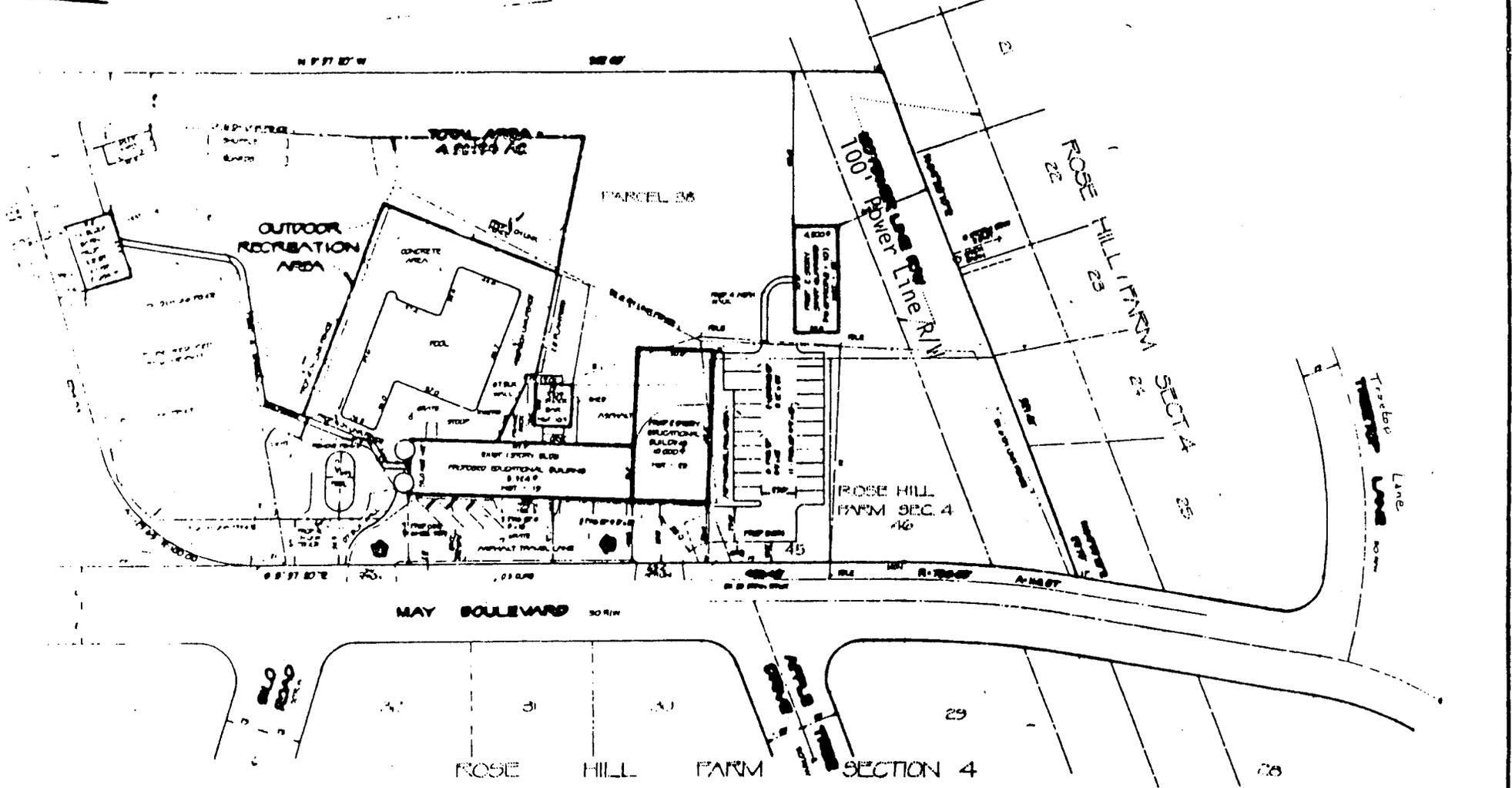
11. Two rain barrels shall be installed on-site and collected rainwater used for irrigation on the property.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established through the issuance of a new Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROTRACTOR MATYELL SCHOOL



NOTES:

1. TAX MAPS:
 - A. 9-001-48-4-40
 - B. 9-001-48
 - C. 9-001-48-4-40
 - D. 9-001-48-4-40
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 - Y. 9-001-48-4-40
 - Z. 9-001-48-4-40
2. PROCTOR MATYELL SCHOOL, INC. 1750 TELEGRAPH ROAD, ALEXANDRIA, VA 22304
3. REQUIRED PROFESSIONAL FEES:
 - A. ARCHITECT (800 X 200) - 40,000.00
 - B. ENGINEER (800 X 200) - 40,000.00
 - C. SURVEYOR (800 X 200) - 40,000.00
 - D. CIVIL ENGINEER (800 X 200) - 40,000.00
 - E. ELECTRICAL ENGINEER (800 X 200) - 40,000.00
 - F. MECHANICAL ENGINEER (800 X 200) - 40,000.00
 - G. PLUMBING ENGINEER (800 X 200) - 40,000.00
 - H. SANITARY ENGINEER (800 X 200) - 40,000.00
 - I. LANDSCAPE ARCHITECT (800 X 200) - 40,000.00
 - J. HISTORIC ARCHITECT (800 X 200) - 40,000.00
 - K. ENVIRONMENTAL ENGINEER (800 X 200) - 40,000.00
 - L. GEOTECHNICAL ENGINEER (800 X 200) - 40,000.00
 - M. METEOROLOGICAL ENGINEER (800 X 200) - 40,000.00
 - N. AERONAUTICAL ENGINEER (800 X 200) - 40,000.00
 - O. AGRICULTURAL ENGINEER (800 X 200) - 40,000.00
 - P. CHEMICAL ENGINEER (800 X 200) - 40,000.00
 - Q. INDUSTRIAL ENGINEER (800 X 200) - 40,000.00
 - R. MARINE ENGINEER (800 X 200) - 40,000.00
 - S. MINING ENGINEER (800 X 200) - 40,000.00
 - T. PETROLEUM ENGINEER (800 X 200) - 40,000.00
 - U. TRANSPORTATION ENGINEER (800 X 200) - 40,000.00
 - V. NUCLEAR ENGINEER (800 X 200) - 40,000.00
 - W. AEROSPACE ENGINEER (800 X 200) - 40,000.00
 - X. METALLURGICAL ENGINEER (800 X 200) - 40,000.00
 - Y. MATERIALS ENGINEER (800 X 200) - 40,000.00
 - Z. CHEMICAL ENGINEER (800 X 200) - 40,000.00
4. SERVICE FEE NECESSARY FOR ENGINEERING SUBJECTS WILL INCLUDE:
 - A. PROFESSIONAL FEES
 - B. DESIGN FEES
 - C. MATERIALS FEES
 - D. LABOR FEES
 - E. TRAVEL FEES
 - F. MEALS FEES
 - G. HOUSING FEES
 - H. UTILITY FEES
 - I. TELEPHONE FEES
 - J. POSTAGE FEES
 - K. SUPPLIES FEES
 - L. EQUIPMENT FEES
 - M. OTHER FEES
5. NOTE: UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ARE EXISTING
6. REQUIRED PROFESSIONAL FEES:
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7. NAME OF SUBMITTER:
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SPECIAL PERMIT AFFILIATION

PROCTOR MATYELL SCHOOL
 USE DISTRICT
 FAYFAX COUNTY, VIRGINIA

ALEXANDRIA SURVEYS, INC.
 2100 COLONY DRIVE
 ALEXANDRIA, VA 22304
 703-708-7000

Kenneth W. White

