SPECIAL EXCEPTION DEVELOPMENT PLAN CONDITIONS

SE 2013-LE-008

April 16, 2014

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, structure, and/or use indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right, special permit, and/or special exception uses may be permitted on the application property without the approval of a special exception Amendment if such uses do not affect this special exception.

3. This special exception is subject to the provision 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 General Development Plan/Special Exception Plat entitled "Spring Hill Academy 6309 Grovedale Drive", prepared by CEI Engineering Associates, Inc., and dated November 1, 2012, as revised through March 24, 2014, 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 184 children.

5. The maximum number of staff permitted on-site at any one time shall not exceed 25.

6. The maximum number of children using the outdoor play area at any given time shall not exceed 113.

7. The hours of operation shall be limited to 6:00 a.m. to 6:30 p.m., Monday through Friday.

8. During regularly scheduled arrival and dismissal periods, staff and/or volunteers shall supervise and coordinate the unloading and loading of children outside of the building. All loading and unloading of children shall be done on-site. Drop-off and pick-up times shall be staggered and designated times shall be issued to parent in order to minimize the number of vehicles on-site at any one time. Carpooling shall be encouraged for both parents and employees as a mechanism to minimize daily vehicular trips to the site. To facilitate carpool arrangements, zip code rosters shall be provided to all families and employees.

9. A minimum of 34 parking spaces shall be provided, as shown on the GDP/SE Plat.

10. The height of any exterior light fixture shall not exceed 12 feet. All lighting shall be in conformance the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

11. All signage shall comply with provisions of Article 12 of the Zoning Ordinance.

12. The Archaeological Survey, performed by ECS Mid-Atlantic, LLC, dated November 2, 2012, and identifying the 20th century building remains and associated 20th century archaeological site, shall be recorded with the Virginia Department of Historical Resources.

13. The trash dumpsters shall be screened with an enclosure that is designed to be compatible with the building and that utilizes the same exterior materials as the building. In any case, cinder block brick or architectural block shall not be utilized as exterior materials for the enclosure. The enclosure shall be located in the area shown on the Special Exception plat.