

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-MA-010

Deyi Awadallah

(Glen Carlyn Childcare Center)

July 17, 2014

If it is the intent of the Board of Supervisors to approve SE 2013-MA-010 located at 3212 Glen Carlyn Road (Tax Map 51-4 ((8)) A; 61-2 ((5)) 3, 4) for use as a child care facility pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, 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, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit shall be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. 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 Glen Carlyn Childcare Center, prepared by iDesign Engineering, Inc., dated July 2, 2014, consisting of nine sheets** and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. Upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the child care center shall be limited to fifty (50) children and the total number of staff persons or employees of any type limited to ten (10) at any one time.
6. Upon the issuance of the Non-RUP for this Special Exception the total number of children permitted to utilize the outdoor play area shall be limited to a maximum of twenty-five (25) at any one time. The outdoor play area shall be utilized only between the hours of 10:00 a.m. and 5:00 p.m.
7. The maximum hours of operation of the childcare center shall be from 6:30 am to 6:30 pm, Monday through Friday. Open houses or any other similar activities

sponsored by the child care center shall be permitted on a maximum of one (1) Saturday per month between the hours of 9:00 a.m. and 5:00 p.m. The childcare building, including the play area, shall not be rented out for general use by the public.

8. The building shall be limited to 10,540 square feet, with a maximum height of twenty-four (24) feet, within the building footprint shown on the Special Exception Plat. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative elevations and renderings attached as Exhibit A. All colors shall be earth tones.
9. The childcare facility shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
10. Prior to the issuance of a non-RUP, the applicant shall make improvements to Glen Carlyn Road consisting of a left turn lane and stabilized gravel shoulder consistent with the improvements depicted on Sheet 2 of the SE Plat, subject to DPWES and VDOT approval.
11. Prior to the issuance of a Non-RUP, the applicant shall escrow funds for the construction of a sidewalk along the site's Glen Carlyn Road frontage in an amount deemed adequate by DPWES, pursuant to PFM requirements, as determined by DPWES and FCDOT.
12. There shall be no drop-off of students on Glen Carlyn Road. All vehicles must enter the site and drop off children at the building entrance. All vehicle stacking shall occur on-site.
13. Parking shall occur on-site only, limited to the areas shown on the Special Exception Plat. There shall be no overflow parking permitted along any of the surrounding streets including, but not limited to, Lebanon Drive, Munson Hill Road or Hardwick Place. The administration shall make all parents and staff aware of this restriction.
14. A landscape plan shall be submitted as part of the first site plan submission to be reviewed and approved by the Urban Forest Management Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on Sheet 5 of the Special Exception Plat.
15. In addition to the required transitional screening shown on Sheet 5 of the Special Exception plat, the Applicant shall offer to install certain off-site plantings in an effort to provide enhanced screening for the properties to the north, specifically on lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1. The plantings may include a row of evergreen tree and shrub plantings within a 12 foot wide strip immediately adjacent and parallel to the rear lot lines of the identified lots and shall be subject to review

and recommendations by UFM in conjunction with their review of the site plan for the application property.

Within 30 days of the approval of this application, the Applicant shall send, by certified mail, a letter to the owners of Lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1, offering to install the additional plantings. If the Applicant does not receive a response by certified mail postmarked within 30 days of the Applicant's letter, from the owners of the lots indicating that they want the plantings described within this condition, the Applicant shall have no further obligation in connection with this development condition. Within 30 days of receiving confirmation by certified mail that the owners want the additional plantings, the Applicant shall submit an agreement to the owners of Lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1 that will detail a mutually acceptable scope of work and allow the Applicant to install the plantings.

At a minimum, the off-site planting agreement shall provide for the following: 1) the proposed work shall reflect commercially acceptable and reasonable standards, 2) Permission to enter the owners property to perform the necessary work; 3) No responsibility by the Applicant for any future maintenance of the plantings installed. These minimum requirements shall not be an exclusive list of the necessary terms of the Off-site Planting Agreement.

The Applicant's obligations under any Agreement entered into pursuant to this condition shall not be preconditions to the review and approval of the site plan for the child care center approved pursuant to this Special Exception.

16. No lighting shall be provided for the outdoor play area and the use of outdoor public address speaker systems or bull horns shall be prohibited.
17. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the closing of the center
18. Heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize noise impact on the surrounding residential properties. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be surrounded by vegetative screening and/or fencing so as to minimize exterior noise to the maximum extent possible.
19. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the building; further screened from the adjacent residential properties with vegetation; and located in the area shown on the Special Exception plat. Refuse and trash removal shall be permitted only between the hours of 9:30 a.m. to 6:00 p.m., weekdays.

20. Distribution and re-heating of food prepared off-site may be permitted up to five days per week for the child care center. No on-site food preparation shall occur.
21. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
22. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.
23. Outdoor and exterior construction shall be permitted only between the hours of 7:00 am and 6:30 pm. Outdoor and exterior construction activities shall not be permitted on Sundays and the following legal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
24. Prior to the issuance of a demolition permit for the existing single family dwelling, the Applicant shall obtain the necessary permits from the Fairfax County Health Department to ensure the proper abandonment of any septic systems and the capping of any wells on the property.
25. A. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading,

and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES. For the purpose of demolition permitting only, the required tree protection fencing shall be limited to the areas required to demolish the structures including access from the public street as reviewed and approved by UFMD.

E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of

the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

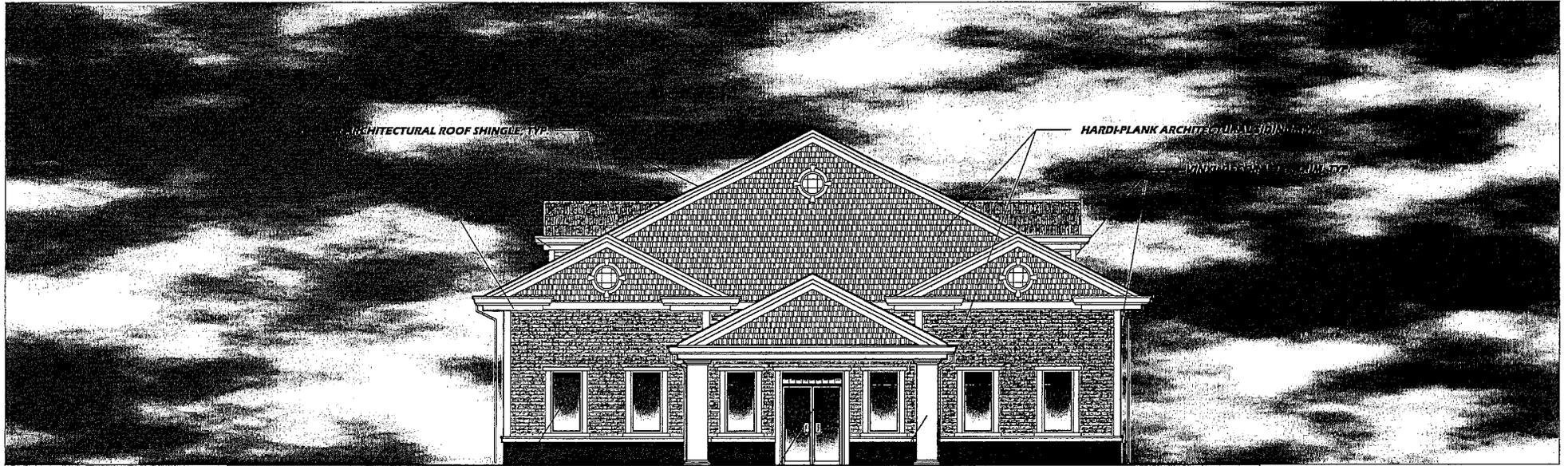
F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

G. Invasive Species Management. The applicant shall create and implement an invasive species management program for all tree conservation areas that may contain invasive plant material that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, and program duration in accordance with PFM 12-0404.2B and 12-0509.3D.

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this special exception amendment. 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 Amendment. 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.

Exhibit "A"



ARCHITECTURAL ROOF SHINGLE, TYP.

HARDI-PLANK ARCHITECTURAL SIDING, TYP.

VINYL DOUBLE HUNG WINDOWS, TYP.

GLASS/FIBERGLASS CLAD DOOR

VINYL CLAD COLUMNS, TYP.

BRICK VENEER BASE

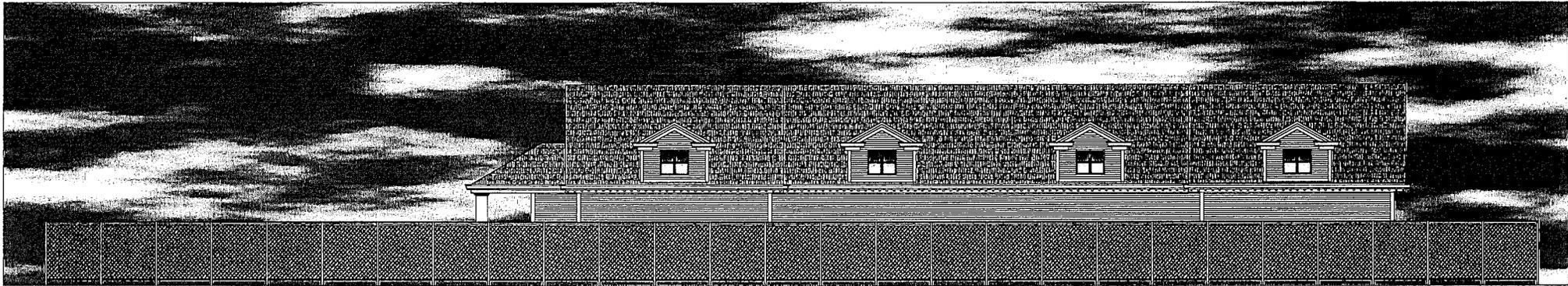
FRONT ELEVATION

GLEN CARLYN CHILD CARE CENTER



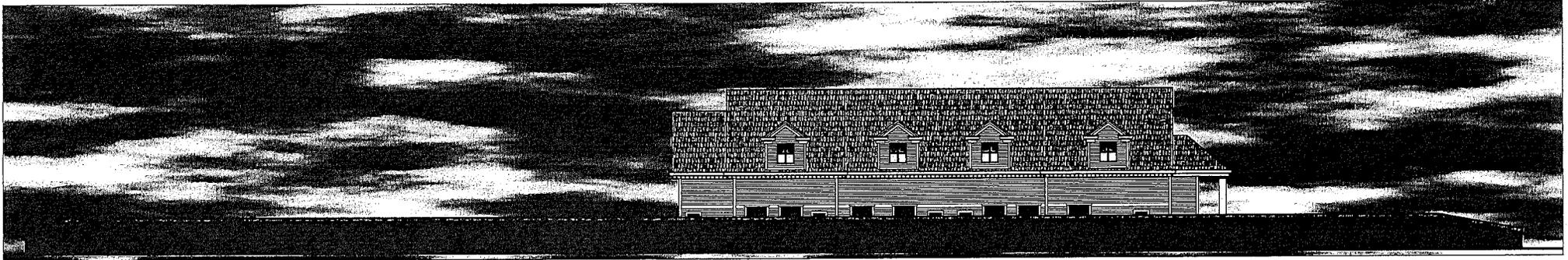
REAR ELEVATION

GLEN CARLYN CHILD CARE CENTER



RIGHT SIDE ELEVATION

GLEN CARLYN CHILD CARE CENTER



LEFT SIDE ELEVATION

GLEN CARLYN CHILD CARE CENTER