

**SPEX 2010-0001  
RYAN ROAD PROPERTY CHILD CARE CENTER**

**PROPOSED CONDITIONS OF APPROVAL  
MAY 5, 2010**

1. Substantial Conformance. This special exception is for a child care center with a maximum enrollment of 198 children. The proposed use shall be developed in substantial conformance with the Special Exception Plat entitled "Ryan Road Property" prepared by J2 Engineers, Inc., dated January 2010 and revised through May 5, 2010 (the "Plat"). The approval of this application does not relieve the Applicant of complying with applicable provisions of the Zoning Ordinance, Codified Ordinance, or other regulations.
2. Lighting. All exterior building and parking area lighting shall include shielded lighting fixtures so that light shall be directed inward and downward toward the interior of the property and away from public streets and residential uses.
3. Landscaping/Screening. The outdoor play areas identified on the Plat shall be landscaped with the Buffer Yards identified on the Plat and shall be screened with a six-foot high board-on-board fence placed on the inside of the Buffer Yards.
4. Stormwater Management. Stormwater management BMPs shall be provided either on-site through the use of appropriate LID measures or in an off-site stormwater management BMP pond constructed for SBPL 2010-0002, Ryan Road Property.
5. Specimen Trees. The two specimen trees identified on the Plat shall be protected during construction by fencing placed outside the critical root zone of each tree, as depicted on the Plat. In addition, any utility line that must be located within the trees' critical root zone shall be installed using a boring technique and supervised by a certified arborist.
6. Trail. A 10-foot wide trail shall be constructed along Ryan Road, as depicted on the Plat, within a 14-foot public access easement. The trail shall be constructed prior to the issuance of the occupancy permit for the child care center. The trail will include crosswalks across the entrance road and, subject to VDOT approval, across Ryan Road to connect with the existing trail on the south side of Ryan Road as shown on the Plat.
7. Parcel Consolidation. Prior to the approval of the site plan for the child care center, Parcels 26A and 27A shall be consolidated to form a single tax parcel.

8. Ryan Road Access. Prior to the issuance of the certificate of occupancy for the child care center, either a private street or a public street shall be constructed in the approximate location labeled on the Plat as "Private Street" to provide the child care center access to Ryan Road.
  - a. The entrance design shall include verification of sight distance at the intersection of the entrance road and Ryan Road to ensure compliance with VDOT requirements at the time of site plan.
  - b. The entrance design shall include a separate south bound right-turn lane on the entrance road as shown on the Plat.
  - c. The entrance design shall include a west bound right-turn lane on Ryan Road as shown on the Plat.
  
9. Energy and Environmental Design. As part of the process of designing the child care center, the applicant or successor shall retain the services, and give due consideration to the recommendations of, a LEED-certified design professional or similar energy management consultant to assist and advise the applicant in designing the child care center and incorporating into such design methods by which the applicant may utilize energy-efficient design, facilities, or resources within the child care center's infrastructure or operations, such as water-efficient plumbing fixtures, LED lighting and similar measures. Concurrent with the submission of the initial zoning permit application for the child care center, the permit applicant shall submit to the Zoning Administrator a list of energy management measures the applicant intends to incorporate or has incorporated into the child care center's designs and/or operational plans.