



FAIRFAX COUNTY

APPLICATION FILED: July 8, 2005
PLANNING COMMISSION: November 30, 2005
BOARD OF SUPERVISORS: December 5, 2005 @ 3:30

V I R G I N I A

November 16, 2005

STAFF REPORT

APPLICATION SEA 99-P-046

PROVIDENCE DISTRICT

APPLICANT: Flint Hill School

ZONING: R-1

PARCEL(S): 47-3 ((1)) 17A (formerly part of parcels 16A & 17), 19, 20, 20A, 21A, 22, 22A, 23, 24, 34A

ACREAGE: 33.76 acres

FAR: 0.15

OPEN SPACE: 73%

PLAN MAP: Residential 0.2-0.5 du/ac

PROPOSAL: Amend SE 99-P-046 previously approved for a private school of general education with caretaker's residence, to permit the construction of centrally located comfort station/equipment storage/multi-use building, artificial turf multi-purpose athletic field, multi-purpose building and stormwater management improvements if necessary.

STAFF RECOMMENDATIONS:

Staff recommends approval subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements to permit an alternative planting schedule as depicted on the Special Exception Plat, subject to the development conditions.

Staff recommends approval of a modification of the transitional screening requirements to permit a reduction in the width of the planting schedule as depicted on the Special Exception Plat, subject to the development conditions.

Staff recommends approval of a waiver of the barrier requirements along Jermantown Road and Oakton Road subject to the development conditions.

Staff recommends approval of a modification of the barrier requirement adjacent to the common property lines of Lot 16B, in favor a detailed landscape plan including existing vegetation, and a barrier to be coordinated with and approved by the owner of Lot 16B, subject to development conditions.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Flint Hill School, seeks to amend SE 99-P-046 previously approved for a private school of general education with caretaker's residence, located at 10900, 10824, 10816 Oakton Road and 3400, 3310, 3308, 3300 Jermantown Road (Tax Map 47-3 ((1)) 17A (formerly part of parcels 16A & 17), 19, 20, 20A, 21A, 22, 22A, 23, 24, 34A). The amendment seeks to add 4.92 acres to the current site size, and to permit the construction of a centrally located comfort station/equipment storage/multi-use building, artificial turf multi-purpose athletic field, multi-purpose building and stormwater management improvements, if necessary. The approved hours of operation for the school are 7:30 AM – 4:30 PM, Monday – Friday, with evening hours from 7:30 PM to 11:00 PM. Extracurricular activities are permitted to occur between 7:30 AM – 11:00 PM., daily, including weekends. The school is permitted to hold one all-night student event per school year. These hours would remain unchanged. The approved maximum daily enrollment of 700 students in Grades 9-12 with approximately ninety (90) faculty and staff at the maximum planned enrollment would also remain the same.

Waivers and Modifications:

- Modification of the transitional screening requirements to permit an alternative planting schedule as depicted on the Special Exception Plat, subject to the development conditions;
- Modification of the transitional screening requirements to permit a reduction in the width of the planting schedule as depicted on the Special Exception Plat, subject to the development conditions;
- Waiver of the barrier requirements along Jermantown Road and Oakton Road subject to the development conditions; and
- Modification of the barrier requirement adjacent to the common property lines of Lot 16B, in favor of a detailed landscape plan including existing vegetation, and a barrier to be coordinated with and approved by the owner of Lot 16B.

LOCATION AND CHARACTER

The 33.76 acre site is located on the northwest corner of Jermantown Road and Oakton Road. The southeast portion of the site is developed with a 189,812 square foot building housing a Private School of General Education for Grades 9-12. Parking for the school is located in the northeast corner of the property, as is the existing residence for the caretaker. The western portion of the site is dedicated to the outdoor sports facilities. There are two soccer fields (one located inside the track), one baseball field, one track and eight tennis courts.

The north and west sides of the site are adjacent to Oak Marr Park, a county-owned park. The park area along the property boundary is undeveloped wooded land. Adjacent to the southern portion of the site is an existing dwelling developed in the R-1 District (Parcel 16B). South of the site, across Oakton Road, is a newer single-family development which was developed by right in the R-1 District. East of the site, across Jermantown Road, is a single-family development zoned R-2.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Oak Marr Park	R-1	Public Parkland
South	Single Family Detached	R-1	Res. .2-.5 du/ac
East	Single Family Detached	R-2	Res. 2-3 du/ac
West	Oak Marr Park	R-1	Public Parkland

BACKGROUND (Appendix 4)

The original Flint Hill School is located in the northwest quadrant of the intersection of Jermantown Road and Rt. 123, northeast of the subject site. This school was approved, pursuant to SE 84-P-105, on January 14, 1985, and contained Grades

K-12. In December 1999, an application was filed by the Flint Hill School to develop a second school site. On May 8, 2000, the Board of Supervisors approved the current Flint Hill School site pursuant to SE 99-P-046 (Appendix 4). This special exception allowed for a new campus for secondary students Grades 9-12, with parking and outdoor athletic facilities on a 29.05 acre site. The creation of this campus removed the Grades 9-12 from the original school. The current application would permit the addition of improvements to the outdoor athletic fields, and the possible creation of a multi-use structure for other school activities. This application was filed along with a Plan Amendment Nomination, APR 04-II-1F, to allow a limited expansion of the adopted sewer service area for the proposed comfort station to serve the athletic fields. This Plan Amendment Nomination was approved by the Board of Supervisors on July 11, 2005.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning Sector:	Fox Lake Community Planning Sector, Fairfax Planning District
Plan Map:	Residential .2-.5 du/ac
Plan Text:	No Specific Plan text for this site.

ANALYSIS**Special Exception Plan** (Copy at front of staff report)

Title of SE Plat: Flint Hill Upper School, Special Exception Amendment Plat

Prepared By: Dewberry (Sheets 1-3, 7-8), Chatelain Architects (Sheets 4-6)

Original and Revision Dates:

Sheet 1 (April 28, 2005 revised October 27, 2005):

Cover sheet with vicinity map, and notes about the application.

Sheet 2 (April 28, 2005 revised October 27, 2005):

Special Exception Amendment Plat that features the site design showing the addition of parcels 17A, 18 and 19 that will allow of the construction of the proposed artificial turf athletic field, bleachers, 1-2 story multi-use building, and additional parking. The proposed comfort station/equipment storage building is centrally located to serve the existing tennis courts, baseball field and track. This sheet also shows all the existing structures on the site which include the main school building, parking lot, athletic fields, and stormwater management dry pond. An alternative layout for the southern portion of the site is depicted to show additional parking if the existing cul-de-sac off of Oakton Road is abandoned. The tabulations for the site, including zoning, land area, FAR, parking, open space and tree cover, and angle of bulk plane diagram are also found on this sheet.

Sheet 3 (April 28, 2005 revised October 27, 2005):

Existing Vegetation Map

Sheet 4 (February 16, 2000 revised April 17, 2000):

Sheet 4 shows building elevations and sketches as approved by the Board of Supervisors with SE 99-PR-046.

Sheet 5 (March 6, 2000 revised April 17, 2000):

Proposed landscape details sheets show typical transitional screening yard details and elevations. These are preliminary and subject to minor modification with final engineering and design. This sheet has remained unchanged and was used with original Special Exception (SE 99-PR-046), and represents the applicant's intent to match plant materials with the existing school grounds.

Sheet 6 (March 20, 2000 Revised April 17, 2000):

Sheet 6 shows the building materials for SE 99-PR-046 as approved by the Board of Supervisors. The buildings approved with the Special Exception Amendment will use building materials that will closely match those on the existing school structures.

Sheet 7 (July 6, 2005 revised October 27, 2005):

The BMP Calculations and Stormwater Narrative sheet includes tabulations for the water quality, watershed information and phosphorus removal. This sheet also contains a section of the possible synthetic turf to be used for the proposed athletic field, and the Preliminary Stormwater Management and Outfall Narratives.

Sheet 8 (April 28, 2005 revised October 27, 2005):

Sheet 8 shows the Existing/Proposed Drainage Divides map and Proposed Development Runoff Curve Numbers Computations.

Sheet 9 (April 28, 2005 revised October 27, 2005):

Sheet 9 shows the Existing Stormwater Management Facility.

Environmental (Appendixes 5 & 6)

Issue: Stormwater

DPWES had requested that an adequate outfall narrative be provided to demonstrate that the current outfall will be able to accommodate the proposed expansion of the athletic fields and multi-use building. If necessary, the applicant will be required to expand the existing dry detention pond in order to fulfill the BMP and stormwater management requirements. The Park Authority had also expressed concern about the possible expansion of the detention pond increasing stormwater impact on the neighboring park property to the north and west.

Resolution:

The applicant has provided an updated outfall narrative on Sheet 7 of the SEA Plat that provides a detailed description of the stormwater outfall for the site. Staff has had discussions with DPWES and believes that, with the addition of this narrative to the plan, and the development conditions already approved with SE 99-P-046, the stormwater management issues have been adequately addressed to the satisfaction of DPWES and the Park Authority.

Issue: Tree Cover

A large portion of the area for the proposed athletic field and multi-use building is currently covered with mature upland forest. The proposed plan shows that much of this area is to be cleared and graded, with no mature cover to be retained. The only

new planting planned of significance is along the perimeter of the site. There is little to no new planting proposed within the interior of the site. Staff would like to see more new plantings in the interior of the site, and an attempt to save more of the mature upland forest on the site.

Resolution:

The applicant looked at the possibility of adding more interior landscaping between the proposed athletic field and the existing tennis courts after reviewing the request from staff. Following further review of the proposed comfort station location, it was determined that the new sewer line for that facility would need to be placed in the area between the tennis courts and proposed athletic field. A condition has been included to request as much planting material be placed within the area between the proposed athletic field and the existing tennis courts and running track as possible as determined by Urban Forest Management (UFM).

Issue: Soil Constraints

The soils map indicates that there is “orange soils” or actinolite/tremolite mineral deposits are present at this site. Therefore, a potential naturally occurring asbestos health hazard exists at this location. Special safety precautions are required to construct and develop projects in “orange soils”.

Resolution:

Staff believes that with the imposition of the proposed development conditions, this issue has been addressed.

Transportation Analysis (Appendix 7)

Issue: Cul-de-sac abandonment

VDOT has expressed interest in the abandonment of the cul-de-sac located off of Oakton Road, now that the applicant has purchased all the surrounding lots that used the cul-de-sac for access. This area could be used by the school for more open space and landscaped area.

Resolution:

The applicant has expressed interest in the cul-de-sac abandonment, and is currently filing an application to start the abandonment process. The current SE Plat includes an alternative layout for the portion of the site now being occupied by the cul-de-sac. It shows additional parking and landscaping along Oakton Road. This has been included to anticipate the cul-de-sac abandonment, and to avoid having to file another SEA for the site once the abandonment has taken place. Staff believes that, with the imposition of the proposed development condition, this issue has been addressed.

ZONING ORDINANCE PROVISIONS

Bulk Standards R-1 District		
Standard	Required	Provided
Min. Lot Size	36,000 sq/ft.	33.76 acre
Max. Building Height	60 feet	42 feet
Front Yard	50 ABP, but not less than 40 feet (54 feet)	54 feet
Side Yard	45 ABP, but not less than 20 feet (45 feet)	45 feet
Rear Yard	45 ABP, but not less than 25 feet (45 feet)	45 feet
FAR	0.15	0.15
Open Space	None	73% (24.7 acres)
Tree Cover	20%	20%
Parking Spaces	210 spaces	323 spaces + 56± with the abandonment of the cul-de-sac off of Oakton Road

Transitional Screening R-1 District		
Standard	Required	Provided
North (County Park)	None	20 foot clearing limits from property line & existing vegetation
South (SFD)	TS-1	25 feet of TS-1
East (SFD)	TS-1	25 feet of TS-1 modified to permit alternative planting plan except adjacent to NE corner of Parcel 19 where it is 15 feet wide
West (County Park)	None	20 foot clearing limits from property line & existing vegetation

Barrier Requirements R-1 District		
Standard	Required	Provided
North (County Park)	None	None Provided
South (SFD)	D, E, or F	D, E, or F Provided with modification to location
East (SFD)	D, E, or F	None Provided**
West (County Park)	None	None Provided

** Waiver approved with SE 99-P-046

Waivers/Modifications

A modification of the transitional screening requirements to permit an alternative planting schedule and a reduction in the width of the planting area is being requested by the applicant. This request is for the eastern and southern boundary lines. The waiver for the eastern boundary is requested where utility easements are located which may reduce the transitional screening width to twenty (20) feet. The transitional screening modification along the southern boundary line is needed along the boundary of Parcels 17A, 18 and 19 to accommodate the proposed parking lot adjacent to the proposed athletic field, which may reduce the screening area to a width of twenty (20) feet.

A modification of the barrier requirements along Jermantown Road and Oakton Road has been requested to allow for the location of the barrier fence to be aligned to minimize damage to existing vegetation. This alignment will be approved by UFM prior to final placement.

A modification of the barrier requirement adjacent to the common property lines of Lot 16B, in favor of a detailed landscape plan including existing vegetation, to be coordinated with and approved by the owner of Lot 16B is also being requested by the applicant. This request would allow for a tree preservation area consisting of Red and White Oaks and some Hickory. Where the tree save area ends, the applicant plans to use supplemental planting to enhance the screening.

Staff believes that these modifications and waivers are justified, due to the circumstances described; and, with the imposition of the proposed development conditions, believes that the intent of the required screening and barriers will be satisfied.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Standards for All Category 3 Uses (Sect. 9-304)

Additional Standards for Private Schools of General Education (Sect. 9-310)

All applicable standards have been satisfied with the existing SE 99-P-046.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

It is staff's judgment that the request for Special Exception Amendment approval to permit the construction of centrally located comfort station/equipment storage/multi-use building; artificial turf multi-purpose athletic field; multi-purpose building and stormwater management improvements if necessary; is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

Staff Recommendation

Staff recommends approval subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements to permit an alternative planting schedule as depicted on the Special Exception Plat, subject to the development conditions.

Staff recommends approval of a modification of the transitional screening requirements to permit a reduction in the width of the planting schedule as depicted on the Special Exception Plat, subject to the development conditions.

Staff recommends approval of a waiver of the barrier requirements along Jermantown Road and Oakton Road subject to the development conditions.

Staff recommends approval of a modification of the barrier requirement adjacent to the common property lines of Lot 16B, in favor a detailed landscape plan including existing vegetation, and a barrier to be coordinated with and approved by the owner of Lot 16B, subject to development conditions.

It should be noted that it is not the intent of Staff to recommend that the Board of Supervisors, in adopting and conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of Staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Previously approved SE 99-P-046 Development Conditions and Plat
5. DPWES and Park Authority
6. Environmental Analysis
7. Transportation Analysis
8. Special Exception Requirements
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SEA 99-P-046****November 14, 2005**

If it is the intent of the Board of Supervisors to approve SEA 99-P-046 located at 10900, 10824, 10816 Oakton Road and 3400, 3310, 3308, 3300 Jermantown Road (Tax Map 47-3 ((1)) 17A (formerly part of parcels 16A & 17), 19, 20, 20A, 21A, 22, 22A, 23, 24, 34A) previously approved for use as a private school of general education with a caretaker's residence pursuant to Sect. 3-C04 of the Fairfax County Zoning Ordinance to permit the construction of centrally located comfort station/equipment storage/multi-use building, artificial turf multi-purpose athletic field, multi-purpose building and stormwater management improvements if necessary, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward from previous approvals or those with minor modifications are marked with an asterisk (*):

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 approved with the application, as qualified by these development conditions.*
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 Special Exception Plat entitled Flint Hill Upper School, Special Exception Amendment Plat prepared by Dewberry, Inc. and dated April 29, 2005, as revised through October 27, 2005, 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 private school of general education shall be limited to 700 students in grades 9-12, a qualified by development condition #8 below.*
5. Hours of operation for classroom activities shall be limited to 7:30 am until 4:30 pm, Monday through Friday. Evening hours of operation shall be limited to 7:30 pm until 11:00 pm, Monday through Friday. Extracurricular activities such as athletic events, parent teacher conferences, and other school only activities shall be limited to 7:30 AM until 11:00 PM., daily, including weekends.*
6. Transitional screening requirements shall be modified along all lines to allow an alternative planting schedule, as approved by the Urban Forest Management (UFM), DPWES, and in substantial conformance with that shown on the SE Plat.

Landscaping provided in these areas shall provide screening which meets the minimum width and intent of Transitional Screening 1, as determined by the UFM and DPWES. The only exceptions to this condition are at the front of the proposed school parking lot where utility easements are located which may reduce the transitional screening area to twenty (20) feet in width and along the northeastern corner of Parcel 19 where the transitional screening area is a minimum fifteen (15) feet wide. Adjacent to Parcel 19, the plantings provided shall be those which will provide an effective, year-round screen, as determined by UFM.*

7. Barrier requirements along the southern and southwestern peripheries of the site shall be modified to permit the barrier to be located along the common property lines with Parcel 16A in an alignment that will minimize damage to existing vegetation. The barrier shall be a vinyl-coated chain link fence a minimum four (4) feet in height. The barrier shall be field located in order to minimize tree damage, as approved by the UFM and DPWES. Barrier requirements adjacent to the common property lines of Lot 16B shall be modified in favor of a landscape plan submitted as part of a site plan that includes existing and supplemental vegetation, and a barrier to be coordinated with and approved by the owner of Lot 16B and demonstrated to DPWES with site plan approval.

8. ~~Prior to the issuance of a Non-RUP, the school shall provide 241 on-site parking~~ Existing and proposed parking spaces shall be provided as depicted on the SE Plat. ~~The school shall provide an additional 75 on-site parking spaces, in locations on the site that do not conflict with landscaping, screening, or tree save areas as shown on the SE Plat, as the earlier of either the beginning of the 2004 school year or at such a time as student enrollment reaches a maximum daily enrollment that exceeds 425.~~ If not already done, prior to exceeding an enrollment of 425 students, the school shall submit a Parking Utilization Study to the Code Analysis Section of DPWES for its review and approval. Should the study demonstrate that more than 323 parking spaces are required in order to provide adequate parking for any specified enrollment in excess of 425 students, then the school shall not exceed any enrollment in excess of that which requires more than 323 parking spaces without providing for additional on-site parking consistent with the requirements for each such enrollment level as demonstrated by the study. Such additional parking spaces shall not be provided in any of the landscaped or tree save areas depicted on the SE Plat. If, at any time ~~after the 316 parking spaces have been provided,~~ parking shortages develop, as demonstrated by the repeated occurrence of school associated parking in the adjacent neighborhoods, on emergency/service drive, along Oakton Road or in Oakton Road cul-de-sac, or in any areas of the site not specifically designated as a vehicle parking spaces, the applicant shall either provide additional parking spaces on-site in conformance with the restrictions described above, shall reduce the number of students who are permitted to drive vehicles to school locations that do not conflict with landscaping, screening or tree save areas, or shall institute other such measures as approved by DPWES until the parking problem is resolved.

9. All vehicle parking shall be provided on-site. If additional parking is required during special and occasional school-sponsored functions, such as athletic events and functions held in the Fine Arts Center, the school shall utilize appropriate off-site parking facilities from which participants shall be transported by shuttle bus to the event. Information detailing the location of off-site parking areas and shuttle bus details shall be included in all advertisements and notices for these events. The school shall provide adequate traffic controls for such overflow parking.*

10. The school shall provide a school crossing guard, or otherwise contract with the Fairfax County Police Department or other entity, to direct and control traffic at the school's entrance on Jermantown Road, at the median break opposite Rosehaven Street, for two 45 minute periods per school day, defined as the one-half hour before and 15 minutes after the beginning of classes and the 15 minutes before and the one-half hour after the end of classes, Monday through Friday, on school days during regular school year and anytime during the Jermantown Road A.M. and P.M. peak hour traffic when attendance on the site is expected to equal or exceed that which occurs during the regular school day as a result of students, staff, and visitors.*
11. All parking lot lighting and lighting for the tennis courts shall consist of luminaries which minimize light trespass above the horizontal plane and which ensure that no more than 0.5 foot-candle of light spillage occurs beyond any property line, in conformance with Article 14 of the Zoning Ordinance.*
12. Tennis court lighting shall be extinguished no later than 10:00 p.m. daily. There shall be no lighting of the athletic fields.*
13. All structures on the site shall meet the minimum front yard requirement of the R-1 District.*
14. The driveway located at the rear of the proposed school shall be used for one-way emergency and service vehicle use with egress to Oakton Road only. Signage shall be provided which clarifies the limitations on the use of the driveway. Parking in the emergency/service drive and in the cul-de-sac on Oakton Road shall be prohibited and, subject to VDOT approval, "No Parking" signs shall be posted along both roads.*
15. Parking spaces shall not be used for any purpose which interferes with their parking use by faculty, staff, students, and visitors to the school. No equipment or vehicles shall be stored in designated parking spaces unless and until a Parking Utilization Study has been reviewed and approved by the Code Analysis section of DPWES which confirms that excess parking exists on the site. In that instance, only those spaces deemed to be excess spaces may be utilized for such storage purposes, and only for as long as excess parking exists.*
16. The building design, materials and colors shall be in conformance with that shown on Sheets 4 & 6 of the SE Plat prepared by Dewberry and Davis, dated February 16, 2000, as revised April 17, 2005. The building shall be constructed in the colors and materials shown on the SE Plat. If such colors are no longer available, substitute colors may be permitted which match the colors shown to the greatest extent feasible. A small portion (the enclosed staircases at the southeast, southwest and northwest corners and the infill between piers at the library/courtyard elevation) of the building may be accented with metal panels painted gray green. Metal panels of a natural aluminum color shall be permitted only at the entry area for canopy, spandrels and to clad the entry stair. The vaulted roofs of the library, gymnasium and enclosed stairwells shall be painted a light gray/aluminum color.*
17. If at any time the residential structure which is located on Parcel 22A and designated for use as a "caretaker's residence" is converted to other school use(s), additional landscaping shall be provided along the Jermantown Road frontage which will result in landscaping which is equivalent to Transitional Screening 1, as determined by the UFM and DPWES. It is understood that existing vegetation may be used to satisfy the requirement, as determined by the UFM.*

18. The school may make its facilities, including athletic fields, tennis courts, grounds and gymnasium, available for use by neighbors and by civic and homeowners' associations (HOA) for HOA sponsored special meetings or organized special events on a limited basis. The performing art center shall be used for school sponsored events only and shall not be rented or made available to groups or activities, other than those described above, which are not conducted under the direct auspices of the school more than ten (10) times per year.*
19. ~~Prior to the issuance of a Non-RUP for the school~~ If not already done, a right-turn deceleration lane which meets County and VDOT standards shall be constructed at the site entrance on Jermantown Road, as depicted on the SE Plat. At the time the deceleration lane is constructed, the existing driveway into the proposed caretaker's residence shall be closed and the area scarified and landscaped. Access to that property shall be relocated to the driveway which is labeled "possible driveway extension" on the SE Plat and which is located along the northern edge of the parcel.*
20. Except for emergencies and graduation, the use of outdoor loudspeakers shall be limited to between the hours of 9 a.m. and 8 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. Use of outdoor loudspeakers shall be for school-related activities such as, but not limited to, gym classes, athletic events, special activities such as field day, and graduation.*
21. In order to restore a natural appearance to the proposed SWM/BMP facility in the northwest corner of the site, extensive landscaping ~~plan~~ shall be provided ~~submitted as part of the second submission of the site plan showing extensive landscaping~~ around the pond which emphasizes the use of native plant materials, to the maximum extent permitted pursuant to the planting policies of ~~DPWES~~ Fairfax County and as approved by the UFM.*
22. As part of the ~~second submission of the site plan~~, the applicant shall submit a tree preservation plan for the review and approval of UFM which has been prepared by a certified arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter within the area which is 10 feet on either side of the proposed limits of clearing and grading and all trees 12 inches or greater in diameter in the triangular parcel to be left undisturbed at the intersection of Jermantown and Oakton Roads. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided and implemented. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected during demolition, clearing, grading, and construction by a temporary tree protection fence consisting of four foot high 14-gauge welded wire attached to 6 foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. Tree protection fencing, consistent with that previously described, shall be erected at the limits of clearing and grading, as shown on the Phase I and II erosion and sediment control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under supervision of a certified arborist. Prior to the commencement of any

clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence have been properly installed.

The demolition of existing structures and features shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved, as approved by UFM. These methods shall be described in detail on the tree preservation plan.*

23. The trash dumpster shall be fully screened from view by a masonry wall which has been designed to be compatible to be compatible with the building materials.*
24. Notwithstanding the submission for processing of any applications, plan or plats in furtherance of the development of the subject property consistent with this Special Exception approval, no such application, plan or plat shall be approved by Fairfax County until or unless the abandonment of vacation of right-of-way proposed as part of the application property is approved by the Board of Supervisors and is final. In the event that such abandonment or vacation is not approved by the Board of Supervisors, or in the event that the Board's approval is overturned by a court of competent jurisdiction, the applicant shall obtain a Special Exception Amendment to the extent necessary to develop the property. Any right of the application to claim or assert a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation is waived.*
25. The structure depicted south of the proposed parking lot (on Parcel 22A) shall be used for a caretaker's residence or for other school related use, such as offices.*
26. If not already done, at the time of site plan approval or upon the demand of VDOT or Fairfax County, whichever occurs first, 45 feet of right-of-way measured from the existing centerline of Oakton Road shall be dedicated in fee simple, and up to 15 feet of ancillary easement shall be provided, to the Board of Supervisors.*
27. All fences constructed on the site shall be in conformance with the Zoning Ordinance.*
28. Interior and peripheral parking lot landscaping shall be provided in accordance with Zoning Ordinance requirements.*
29. Prior to site plan approval, the applicant shall develop and submit an integrated pest management program plan for maintenance of the playing fields to DPWES for review and approval.*
30. Additional planting shall be provided between the existing track and tennis courts and the proposed athletic field wherever possible as determined by UFM to create a buffer between activity areas.
31. The area as depicted on Sheet 2 of the SEA Plat shall be developed, subject to the abandonment of the cul-de-sac on Oakton Road. This depiction shows the development of ±56 additional parking spaces and perimeter landscaping adjacent to Oakton Road. Signage shall remain in place to clarify the limitations on the use of the driveway located at the rear of the school. Parking in the emergency/service drive shall be prohibited and, 'No Parking' signs shall be posted along the emergency/service drive.

32. Appropriate measures, as determined by the Health Department, shall be taken to alert all construction personnel as the potential health risks due to the presence of asbestos - containing rock on the property. Appropriate techniques may include but are not limited to, dust suppression measures during blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal of removed materials presenting this risk.

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 or construction has commenced and been diligently prosecuted. 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.