

DEVELOPMENT CONDITIONS

SE 2005-SU-020

November 21, 2005

If it is the intent of the Board of Supervisors to approve SE 2005-SU-020 located at 10922 Vale Road [Tax Map 37-1 ((1)) 17 and 17A] for an existing place of worship and private school of general education previously approved pursuant to SPA 87-C-055-3 to permit a telecommunications facility (tree pole and related equipment shelters) and to amend the development conditions for the place of worship and private school of general education to permit an increase in students, an increase in school hours and an increase in the number of school and church employees pursuant to Section 3-E04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions (from SPA 78-C-055-3) are marked with an asterisk (*). New conditions and changes to previous conditions are underlined.

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 (SE Plat) approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) 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.
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 SE Plat entitled "Invisible Towers, LLC: Difficult Run," prepared by Entrex Communication Services, Inc., consisting of 13 sheets, dated March 23, 2005, as revised through August 19, 2005. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The maximum number of church seats in the main area of worship shall be limited to 430.*
6. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception, the maximum daily enrollment of the private school of general education shall not exceed 135 students, ages five (5) to fourteen (14) years, enrolled in grades kindergarten through eighth.
7. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception, the maximum number of employees of the private school of general education shall be limited to 17 on-site at any one time

and the maximum number of employees of the place of worship shall be limited to 7 on-site at any one time.

8. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception, normal hours of operation of the private school of general education shall be limited to 8:30 AM to 4:00 PM, Monday through Friday, during the months of September through June. No students shall arrive prior to 8:15 AM.
9. Parking shall be provided as shown on the SE Plat. Prior to the issuance of the Non-RUP for this special exception, a shared parking agreement shall be submitted for the review and approval of DPWES based on the non-competing hours of operation for the church and school. If said parking agreement is not approved by DPWES, the applicant shall reduce the number of seats within the church and/or the number of students *in the school as determined by DPWES* so that the required parking can be accommodated on-site. All parking shall be on-site and shall be designed according to the Public Facilities Manual (PFM) requirements.
10. The existing and supplemental trees and landscaping shall be provided and maintained along all lots lines as shown on the SE Plat, subject to the review and approval of Urban Forest Management, DPWES. Any dead or dying plantings shall be replaced as approved by Urban Forest Management, DPWES.
11. Interior parking lot landscaping shall be maintained in accordance with Article 13.*
12. Barrier requirements shall be modified along all lot lines in favor of the natural existing vegetation and supplemental plantings and existing fences as shown on the SE Plat. Any barbed wire fences on site shall be removed prior to the issuance of the Non-RUP for this special exception.
13. The limits of clearing and grading shall be as shown on the SE Plat.
14. The applicant shall encourage carpooling, busing or vanpooling for the school use. Information detailing the arrival/dismissal procedures for the school, similar to the attached exhibit, shall be distributed to the parents/guardians of students each year to ensure that there is no back-up of traffic onto Vale Road. In addition, during drop-off and pick-up hours each school day, a member of the school shall be present to ensure that the procedures are followed.
15. The existing facility shall remain connected to public water and the previously approved on-site sewage disposal system.*
16. The telecommunications tower shall be designed as a tree pole in substantial conformance with the elevation depicted on the SE Plat. The maximum height of the telecommunications tower (tree pole) shall not exceed 148 feet.
17. A steady red marker light shall be installed on the monopole and operated at all times unless otherwise determined by the Police Department that such a marker light is not necessary for flight safety requirements for police and emergency

helicopter operations. Said light shall be shielded to prevent the downward transmission of light.

18. An eight (8) foot tall fence shall be installed around the perimeter of the telecommunications compound as shown on the SE Plat.
19. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility. Upon completion of any construction work all materials and equipment shall be promptly removed.
20. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management, DPWES. Landscaping shall be provided as shown on the SE Plat. Additional plantings shall also be provided along the eastern portion of the telecommunications compound to provide further screening of the compound. Trees used to screen the telecommunication compound shall be shade-tolerant tree species. In addition, the landscape plan shall utilize a diverse selection of tree species so that no one tree species makes up more than 35% of the total trees proposed. Trees proposed for the eastern boundary shall be relocated out of the root zones of the mature existing trees as much as possible, and placed as close to the proposed facility as practicable, as determined by Urban Forest Management. All planted trees shall be located a minimum of four feet from the retaining wall or other root barrier.
21. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions with the intent to preserve as many trees as possible on the site. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forest Management, DPWES. Such plan shall be implemented as approved by Fairfax County. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist 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 shall be erected at the limits of clearing and grading as shown on the SE Plat. All tree protection fencing shall be installed, as approved by the Urban Forester, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forest Management, DPWES shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.
22. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by DPWES.
23. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.

24. Should the need arise to alter the telecommunications monopole from that shown on the SE Plat, the applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code to DPWES prior to alteration.
25. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
26. The maximum number of antennas shall be 12 per carrier and a total maximum of 72.
27. The area within the Resource Protection Area (RPA) shall remain undisturbed; however, restoration/replanting of this area shall be provided as determined by Urban Forest Management, DPWES.

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, at a minimum, 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.