

TRUSTEES FOR KNOLLWOOD COMMUNITY CHURCH, SPA 82-S-028-05

1. This approval is granted to the Applicant only, Trustees for Knollwood Community Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 10000 Coffer Woods Road, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Steven E. Gleason of William H. Gordon Associates, Inc., dated December, 2005, as revised through May 9, 2006.
3. A copy of this Special Permit and the Non-Residential Use Permit 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 Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. Upon issuance of the applicable Non-RUP, the seating capacity in the main area of worship shall not exceed 400.
6. Parking shall be provided as depicted on the special permit plat. All parking shall be on site.
7. Upon issuance of the Non-RUP for the Phase I construction as indicated on the special permit plat, the total maximum daily attendance of children in the nursery school shall not exceed 99, with no more than 50 on site at any one time.
8. The hours of operation for the nursery school shall be limited to 8:30 a.m. to 5:30 p.m., Monday through Friday.
9. Existing vegetation shall be preserved along all lot lines as shown on the SP plat.
 - Additional plantings shall be provided along the entire northern and western lot lines. Plant selection, including the size, species, and location of plantings shall be coordinated with Urban Forest Management (UFM); however, all supplemental plantings shall be a mix of evergreen and deciduous trees tolerant to the specific growing conditions on site.
10. Foundation plantings and shade and ornamental trees shall be provided around the proposed buildings to soften the visual impact of the structures. Plant selection, including the size, species, and location of plantings shall be coordinated with UFM.
11. The barrier requirement shall be waived along the northern, southern, and eastern lot lines, and the northern portion of the western lot line in favor of that shown on the special permit plat.
12. The limits of clearing and grading shall be as shown on the special permit plat. Prior to any land disturbing activity, a grading plan, which establishes the limits of clearing, and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall

be held on-site between DPWES, including the Urban Forester, and representatives of the Applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading (including any potential field reductions in the amount of such clearing and grading); areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction. 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. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types 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 days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFM, and DPWES and the District Supervisor 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 UFM, DPWES. The demolition of existing features and structures shall be conducted in a manner that does not impact on individual trees and/or groups of trees that are to be preserved as reviewed and approved by UFM, and DPWES. Methods to preserve existing trees may include, but not limited to the use of super silt fence, welded wire tree protection fence, root pruning, mulching as approved by the UFM.

13. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All downward directed lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting) and shall be turned off when the site is not in use. No new uplighting of landscaping or buildings shall be provided along the northern and western elevations. Any uplighting of landscaping and buildings along the southern and eastern elevations shall comply with the provisions of Sect. 14-902.2.C of the Zoning Ordinance.
14. The Applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
15. The architecture of the church shall be generally as depicted in the elevation and cross-sections included on pages 7 and 8 of the special permit plat, dated December, 2005, as revised through May 9, 2006.
16. An underground facility shall be provided rather than a surface pond to provide stormwater detention for the site. The underground facility may consist of pipes, a vault, a manufactured system such as Storm Tech or a functional equivalent, a gravel infiltration trench, or other method determined during final engineering, or any combination thereof, to provide the required detention for the project, and may be located anywhere within the parking lot area shown on the special permit plat. The Applicant will provide water quality controls through the use of tree save areas as protected by limits of clearing and grading shown on the special permit plat to receive 100% phosphorous removal efficiency credit. Additional BMP measures will be provided in the form of rain garden(s), Filterra(s), infiltration, manufactured system, or other method determined during final engineering, or any combination thereof. Water quality

measures may be combined with the detention facility within the parking lot area shown on the special permit plat, or may be located independently throughout the site within the limits of clearing and grading. In addition to providing the required detention and phosphorus removal for the proposed development, additional storage volume as may be required shall be provided to demonstrate either (1) a proportional improvement to the work done on the existing outfall channel using shear stress analysis or (2) extended detention of the 1-year 24-hour storm. The limit of downstream analysis will be to a point downstream of the site as defined by the outfall narrative and overall drainage divide map in the special permit plat. By providing additional storage volume for the 1-year 24-hour storm or sufficient volume to demonstrate proportional improvement to the downstream channel using the shear stress method, all the requirements for adequate outfall shall be considered met for site plan approval. The applicant will be responsible for maintenance of the underground facilities in a manner acceptable to DPWES to be determined at the time of site plan approval.

17. On site traffic management, in the form of painted stop bars, stop signs, traffic signs, and crosswalks shall be provided and installed prior to the issuance of the Non-RUP associated with the phase that includes the parking and/or drive aisle requiring such traffic management, and shall be subject to approval by the Department of Transportation.
18. Prior to the issuance of a Non-RUP for the Phase I construction as shown on the special permit plat, the Applicant shall install curb and gutter along the entire frontage of Coffey Woods Road, subject to approval by the Department of Transportation.
19. Prior to the issuance of a Non-RUP, the applicant shall provide a connection running along the eastern boundary of the new play area to connect the trail to the sidewalk along the southern perimeter of the church. The Applicant shall also provide a sidewalk connection from the sidewalk along Coffey Woods Road north of the new entrance to connect with a sidewalk on site as shown on the special permit plat.

These special permit conditions incorporate and supersede all previous conditions.

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 through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the Phase 1 construction has commenced and been diligently prosecuted. Commencement of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time 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 permit. 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.