

DEVELOPMENT CONDITIONS

SE 2007-SP-008

September 20, 2007

The Board of Supervisors approved SE 2007-SP-008 located at Tax Map 89-1 ((1)) 9 to permit modifications to the Springfield Golf & Country Club, an existing golf and country club located at 8301 Old Keene Mill Road, pursuant to Sect. 3-304 and Sect. 4-504 of the Fairfax County Zoning Ordinance, requiring conformance with the following development conditions which supersede all previous development conditions (an asterisk marks those conditions carried forward from the previously approved special permit amendment, SPA 76-S-182-6):

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 (SE Plat) entitled Springfield Golf & Country Club, prepared by Tri-Tek Engineering and dated January 15, 2007 as revised through August 20, 2007, 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. A minimum of two hundred and eighty two (282) parking spaces shall be provided as shown on the SE Plat with the construction of Phase 1 as illustrated on the SE Plat. All parking for the use shall be on site.
5. Landscaping shall be provided as shown on the SE Plat with each phase of construction. A landscape plan shall be submitted concurrent with each site plan and shall be subject to the review and approval of the Urban Forester. Dead, dying or diseased trees and invasive plant material shall be removed on the property. Trees and other landscaping shall be maintained and replaced as necessary.
6. *The maximum number of single and/or family memberships shall be seven hundred (700).

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7. *The hours of operation for the swimming pool shall be 11:00 AM to 9:00 PM, daily for the membership; however, swim team practices and swim team meets may commence at 8:00 a. m.
8. *After hours parties at the swimming pool shall be governed by the following:
 - Limited to 6 (six) per season;
 - Limited to Friday, Saturday and pre-holiday evenings;
 - Shall not extend beyond 12:00 midnight;
 - Shall receive prior written permission from the Zoning Administrator at least ten (10) days-in advance of each individual party or activity;
 - Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.
9. *The maximum hours of operation for the tennis courts shall be 8:00 AM to 10:00 PM except that the use of the tennis courts located within a building shall be permitted between 6:00 AM and 12 midnight.
10. The lighting provided around the reconstructed tennis courts shall comply with the sports lighting plan, prepared by Tri-Tek Engineering and dated August 6, 2007. All new lighting installed within the application property shall conform to the requirements of Part 9 of Article 14.
11. *The existing Integrated Pest Management (IPM) Plan for the application of fertilizers, herbicides and pesticides, approved by the Director, DPWES, shall continue to be implemented. The IPM Plan, developed in accordance with the Virginia Cooperative Extension Pest Management Guide (PMG) and designed to manage the application of fertilizer, herbicides and other chemicals to protect water quality in the watershed, shall be updated as required by the PMG. The IPM Plan shall include an on-going monitoring and reporting method that will document the progress of the plan. The monitoring and reporting method for the IPM shall be used to document the intent and success of the IPM program and shall be made available if required by the Director, DPZ.
12. *If not already demonstrated, prior to site plan approval, it shall be demonstrated that rip-rap channels already constructed within the 100-year flood plain have not or will not create or aggravate drainage or stream bank erosion problems downstream from the subject property as determined by the DPWES. The applicant shall submit information to DPWES regarding the design of the stream bank stabilization measures established on the property to enable DPWES to determine if those measures conform with the design practices of DPWES for stream bank stabilization. If determined by DPWES that the existing rip-rap channels do not meet the above referenced design practices, the rip-rap shall be modified or removed, to the satisfaction of DPWES.

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13. *All wastewater resulting from the cleaning and draining of any swimming pool on the Property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. Pool waters shall be neutralized to a pH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a pH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to discharge.
14. *There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 115.4 and 261.30 et seq., within the floodplain. If any petroleum products, hazardous materials, and/or hazardous wastes are stored on-site, a spill prevention and containment plan shall be submitted for the review and approval of the Fairfax County Fire and Rescue Department.
15. Upon request of the Virginia Department of Transportation (VDOT) or Fairfax County, fifteen (15) foot wide temporary construction easements shall be granted along Rolling Road for the construction of a four lane divided highway.
16. An eight foot wide asphalt trail shall be constructed east from the existing travel lane at the entrance to the site to the bus stop in the vicinity of Carrleigh Parkway. In addition, connections from this trail to the edge of the shoulder along Old Keene Mill Road, in the vicinity of the intersection with Carrleigh Parkway and a connection to the bus stop shall be constructed. These improvements shall be installed prior to the issuance for the first Non-Residential Use Permit for the new buildings associated with this approval and may be funded in part by the previously funded escrow associated with waiver number 020612. The trail shall be placed in a twelve foot wide trail easement granting, at a minimum, public access and maintenance access to the trail, subject to the review and approval of the County Attorney. This twelve foot wide easement shall extend beyond the end of the physical trail at the bus stop to the eastern and western property lines. Subject to the approval of the VDOT, a crosswalk shall be painted across Old Keene Mill Road at its intersection with Carrleigh Parkway; this improvement shall not require that the applicant install pedestrian signals at this intersection.

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.

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Pursuant to Sect. 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 proposed improvements shown on the SE Plat may be done in two phases. The first phase shall consist of the construction of Building A (the first indoor tennis court building), Building B (the new pool house), the reconfigured parking area and associated landscaping, the patio area and other improvements shown on sheet 2 of the SE Plat. Construction of the first phase shall commence within 30 months of the approval of this special exception, unless additional time is granted by the Board in accordance with the provisions of Sect. 9-015. This construction shall be diligently prosecuted or this approval shall expire in accordance with the provisions of Sect. 9-015. The second phase consists of Building C (the second indoor tennis court building) and the reconfiguration of the parking area east of Westspring Plaza and the other improvements shown on sheet 3 of the SE Plat. Construction of this phase shall have commenced within five (5) years of the approval of this special exception, unless additional time is granted by the Board in accordance with the provisions of Sect. 9-015 and may be split into parts. The construction of the improvements for each phase shall be diligently prosecuted or the authorization for a given improvement shall expire in accordance with the provisions of Sect. 9-015. The Board of Supervisors may grant additional time to establish the use or to commence construction for each phase 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.