

RIVERSIDE GARDENS RECREATION ASSOCIATION, SPA 71-V-216-02

1. This approval is granted to the applicant only, Riverside Gardens Recreation Association. and is not transferable without further action of this Board, and is for the location indicated on the application, 8633 Buckboard Drive, and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s) structure(s) and/or use(s) indicated on the special permit plat prepared by Runyun, Dudley, Associates, and dated September 27, 2007, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit amendment 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 the permitted use.
4. This special permit amendment 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. The hours of operation shall be limited to 9 AM to 9 PM, except that for league meets the pool may open at 8 AM and for swim team practice 7:30 AM limited to the swim team members.
6. After-hour parties for the swimming pool shall be governed by the following.
 - Limited to six (6) per season.
 - Limited to Friday, Saturday and pre-holiday evenings. Three (3) weeknight parties may be permitted per year, provided written notification is submitted to all contiguous property owners.
 - Shall not extend beyond 12:00 midnight.
7. Existing vegetation along all lot lines and the proposed additional plantings as shown on the special permit amendment plat and the existing fencing shall be deemed to satisfy the transitional screening and barrier requirements.
8. There shall be a maximum number of 275 family memberships.
9. Parking shall be provided on site as shown on the special permit plat. All parking shall be on site.
10. All lighting shall be directed on site and the tennis courts shall not be lighted. All lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
11. All noise from loud speakers shall be confined to the site.
12. During discharge of swimming pool waters, the following operational procedures shall be implemented:
 - Sufficient amount of lime or soda ash shall be added to the acid cleaning solution in order

to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range from pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.

- 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.

13. Signs shall be in conformance with Article 12, Signs.

14. Stormwater management and Best Management Practices measures shall be provided as determined by DPWES. If any structural facilities are required, no existing or proposed vegetation as shown on the special permit amendment plat shall be removed to install the structures.

These 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 construction has commenced and been diligently pursued. 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.