

## **FINAL DEVELOPMENT PLAN CONDITIONS**

**FDPA 2002-HM-035-02**

**November 22, 2007**

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2002-HM-035-02, to permit a 100,000 square foot 2-story elementary school building, on property located at Tax Map 15-4 ((1)) 35A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions supercede all previously approved development conditions for the application property only.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment Plan, entitled "Final Development Plan Amendment Coppermine Crossing" consisting of 6 sheets, prepared by BC Consultants, and dated October 1, 2007 as revised through November 14, 2007.
2. Architectural elevations shall be in substantial conformance with those shown on the Final Development Plan.
3. All lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting shall be in conformance with Part 9, Article 14 of the Zoning Ordinance.
4. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
5. A single row of evergreen trees shall be installed along the western boundary of the application area in conformance with that shown on the FDPA. The final location shall be subject to allowances for final grading and utility connections as determined by Urban Forest Management (UFM).
6. Retaining walls shall be constructed at the minimum height necessary as determined by Department of Public Works and Environmental Services (DPWES). In no instance shall the retaining walls shown to the north of the loading dock and the rectangular playing field be more than fifteen feet (15') in height and the retaining wall shown on the south property line adjacent to the cemetery be more than ten feet (10') in height.
7. The curb radius of the northern access point on River Birch Road shall be constructed as shown on the FDPA unless modifications to the design are required by the Virginia Department of Transportation (VDOT).
8. In order to provide adequate distance for public safety, a minimum of 12 feet shall be provided between the proposed retaining wall located to the north of the rectangular playing field and the edge of play on the northern end of the rectangular playing field as approved by the Fairfax County Park Authority (FCPA) and DPWES.