

APPROVED DEVELOPMENT CONDITIONS**FDP 2000-SU-029-2****May 3, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-029-2 located at 55-1 ((1)) 23 pt., 26 pt.; 55-3 ((1)) 20, 21 pt., 21A, 22A, 23 pt.; 55-3 ((2)) 88 pt., 89 pt., 90 pt., for an elementary school and community park, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by Vika Incorporated and Greenhorne and O'Mara, Inc., dated August 16, 2000, as revised through February 2, 2001, consisting of 7 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Frontage improvements to include curb, gutter and sidewalk with face of curb set at 15 feet from centerline of Arrowhead Park Drive shall be constructed along the full extent of the Park frontage on Arrowhead Park Drive.
3. To reduce the impacts that the proposed school and park development may have on the existing stream upstream of the regional pond, the site shall be designed to discharge the runoff from the park playing fields and school site into the regional stormwater management system via a storm sewer system designed to accommodate approximately 60% of the developed park acreage.
4. Minor selective clearing, utilizing only hand held machinery, shall be permitted within the limits of clearing and grading associated with the aquatic garden to permit expansion and upgrading of the existing pond as an environmental and educational feature of the park as well as to permit installation of picnic facilities. The extent of the proposed selective clearing shall be coordinated with the Urban Forester.
5. Lighting on the playing surface of the four athletic fields shall not exceed an average horizontal illumination level of 30 footcandles (fc) and shall be installed consistent with the photometric plan attached to these conditions as Attachment A. This includes the provision of fully shielded light fixtures that are appropriately focused and positioned and include rear shielding and house-side shielding of lights along Centreville Farms Road and Arrowhead Park Drive in order to reduce glare and light trespass, particularly for the upper levels of adjacent residences. In no event shall the lighting for the site exceed the Zoning Ordinance standard that glare shall not cause illumination in Residential districts in excess of .5 fc

6. All lighting including the tennis court lights, parking lot lighting and security lighting for the school building shall be shielded and/or feature full cut-off fixtures.
7. Field and Tennis Court lighting shall be turned off at 10:30 PM. Only those fields scheduled for use shall be lighted. All other lights except security lighting shall be turned off at 11:00 PM.
8. In addition to the landscaping and tree save shown on the FDP along the Centreville Farms Road and Arrowhead Park Drive frontages of the Community Park and along the school's frontage on Arrowhead Park Drive, supplemental evergreen landscaping shall be provided, as determined appropriate by the Urban Forester, to ensure an effective year round screen of the site. The amount and depth of plantings shall be equivalent to achieve transitional screening 2.
9. The supplemental landscaping shown along the Leland Road frontage of the school site shall incorporate the streetscaping elements proffered in conjunction with RZ 2000-SU-029, as approved by the Urban Forester.
10. A tree preservation plan shall be implemented, as approved by the Urban Forester, for the purposes of maximizing the preservation of trees throughout the site. The tree preservation plan shall be submitted to the Urban Forester for review and approval as part of the site plan submission. This plan shall be implemented prior to any grading activities. Tree save areas shall be flagged in the field with orange fencing, a minimum of four (4) feet high or equivalent, and shall be installed and maintained. Tree save fencing on-site shall remain in place during all phases of construction, and shall be made clearly visible to all construction personnel. Adjustments may be made to the location of this fencing as necessary, as determined by the Urban Forester.

Fixture Type: LV-8 MZ
 Lamp Type: 1500W MZ
 Lumens: 155000
 File # / Date: SO151-1 / 23-Nov-1999
 Project Engineer: N/A

SOCCER 360x225
 Project name, city, state



**MAINTAINED ILLUMINATION
 SOCCER
 HORIZONTAL FOOTCANDLES
 ON PLANE AT Z= 3**

Target Points:	86
Average:	30.37
Maximum:	38.84
Minimum:	22.27
Avg/Min:	1.364
Max/Min:	1.769

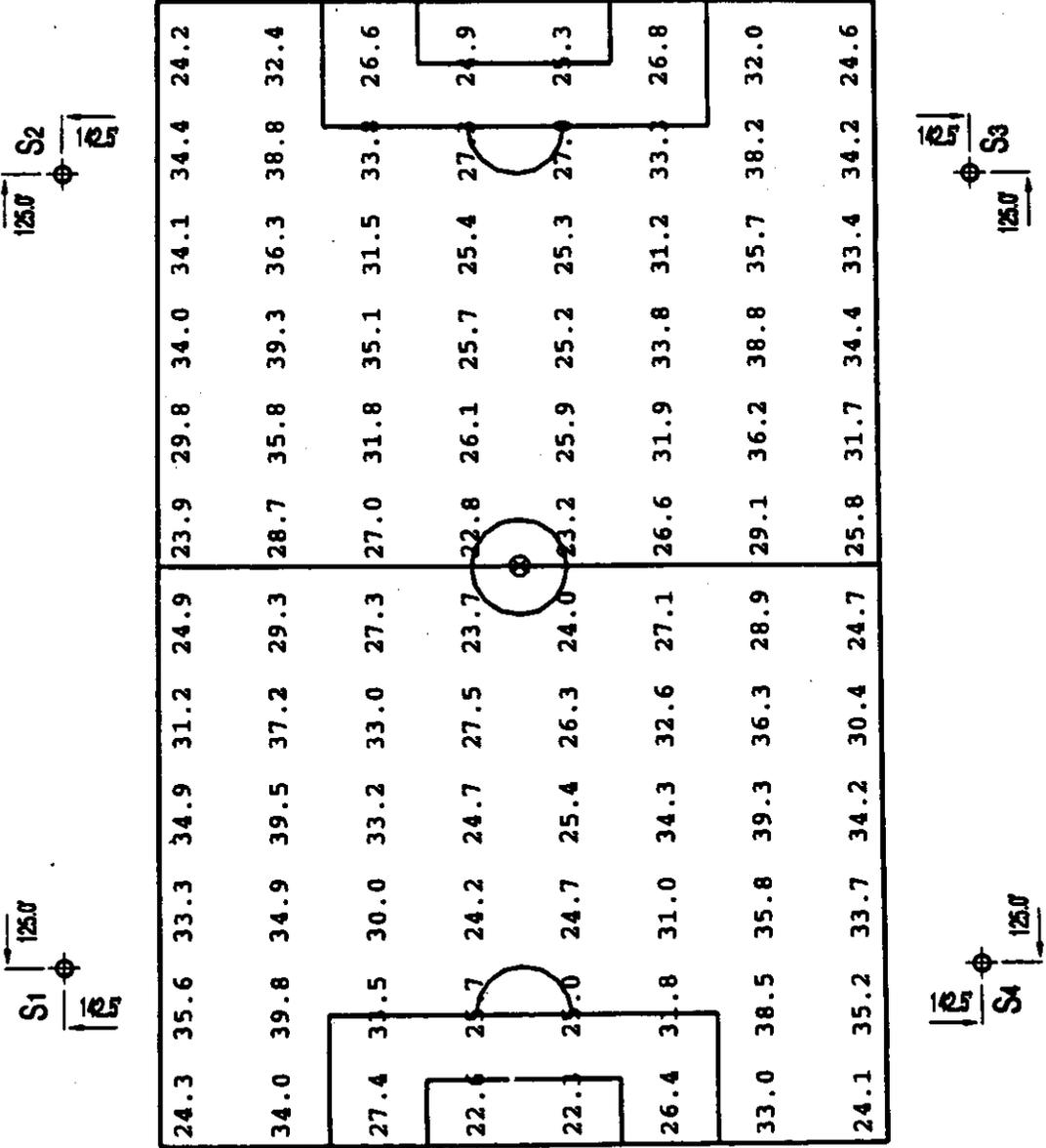
Number of Luminaires:	40
KW Consumption:	64.00

Average Tm Factor:	0.967
Maintenance Factor: x	0.800
Light Loss Factor:	0.773

*Refer to ampere draw for electrical sizing.
 **Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation (per IES Manual RP-8-88,p.92)
 ***Light Loss Factor(LLF)=average tilt factor X maintenance factor.
 NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:
 Results assume +3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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 ⊕ = Pole Location



EQUIPMENT LISTING

Pole count	Pole location	Mounting height	Pole size	Enc. size	Fix. height	Fix. dia.	Fix. dia. %
4	51-54	90'	90"	6"	10'	10"	10%

Enter notes here

Pole location dimensions are relative to 0,0 reference point ⊕.

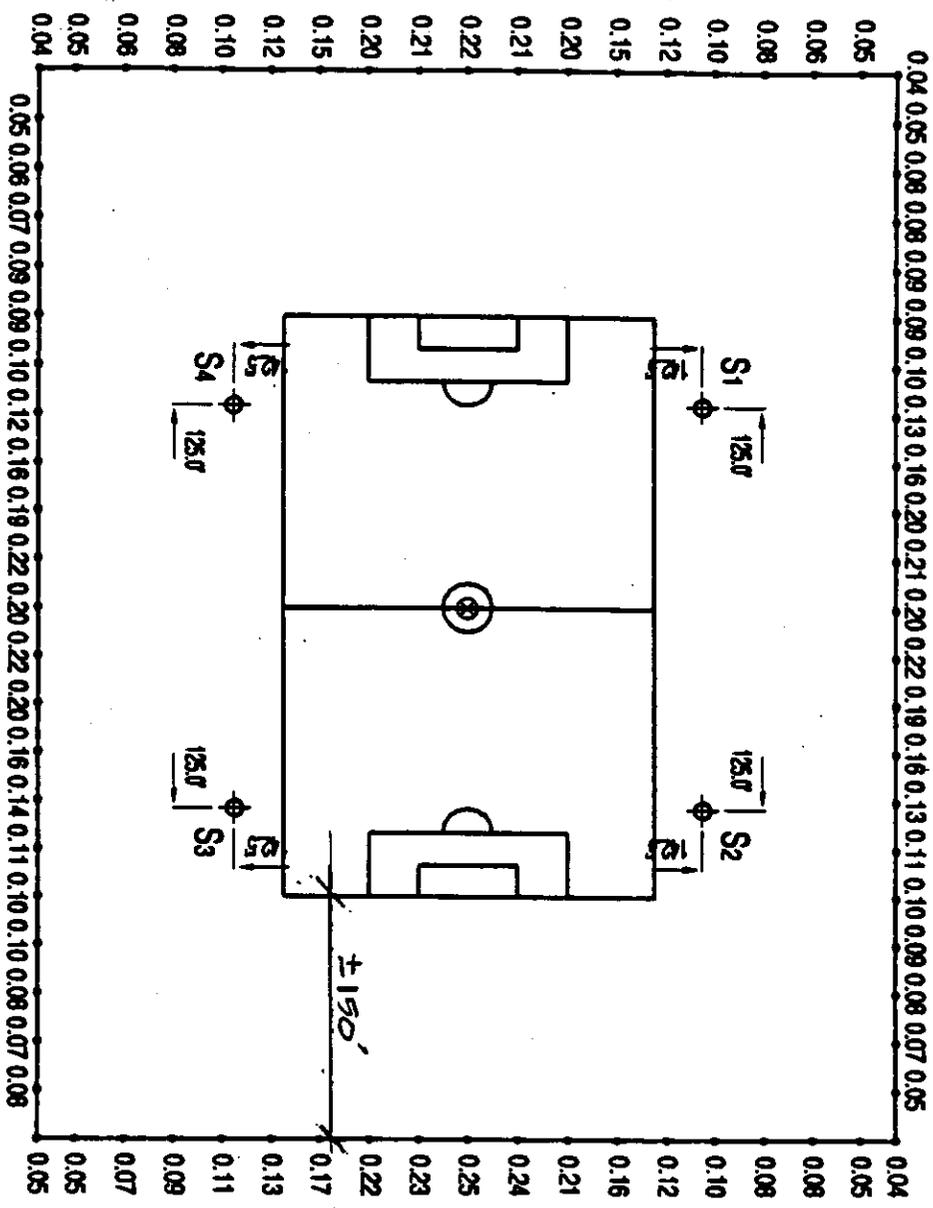
Soccer 360x225
 Project name, city, state

Fixture type: 1500W MZ
 Lamp Type: 155000
 Lumens: SC151-1 / 23-Nov-1999
 File # / Date: N/A
 Project Engineer:



GUARANTEED PERFORMANCE

INITIAL SPILL LIGHT	
HORIZONTAL FOOTCANDLES	
Target Points:	80
Average:	0.12
Maximum:	0.25
Minimum:	0.04
Avg/Min:	3.038
Max/Min:	6.237
Number of Luminaires:	40
KW Consumption:	64.00
Average Tm Factor:	0.967
**Maintenance Factor:	$x \frac{1.000}{0.967}$
***Light Loss Factor:	0.967



Enter notes here

Pole location dimensions are relative to 0,0 reference point ⊗.

*Refer to ampereage draw for electrical sizing.
 **Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation(per IES Manual RP-6-98,p.92)
 ***Light Loss Factor(LLF)-average tm factor X maintenance factor.
 NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.
 INSTALLATION REQUIREMENTS:
 Results assume +3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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 ⊗ = Pole Location

SCALE IN FEET



ATTACHMENT I