

DEVELOPMENT CONDITIONS

PRC C-203

December 18, 2012

The Board of Supervisors approved PRC C-203 located at Tax Map 26-2 ((2)) 6. The Board's approval was subject to conformance with the following development conditions.

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Terraset Elementary School Expansion PRC Plan Amendment" prepared by Rinker Design Associates, P.C., consisting of 16 sheets, and dated October 18, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or sidewalks as determined necessary by the Director of DPWES.
3. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of a Non-RUP.
4. Prior to site plan approval, stormwater management (SWM), best management practice (BMP) facilities, and adequate outfall shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. The applicant shall coordinate with the Stormwater Planning Division to incorporate their suggested stormwater management solutions to the greatest extent possible.
5. The applicant shall demonstrate adequate sight distance for all applicable access points to the site, as determined by VDOT at the time of site plan review.
6. The applicant shall provide directional signage at the western entrance on Ridge Heights Road and at the western end of the upper parking lot to provide clear guidance for drivers prior to the issuance of a Non-RUP.
7. The applicant shall upgrade the existing sidewalk along Ridge Heights Road to 5-feet in width, or provide passing areas in conformance with PFM requirements as determined by DPWES. In addition, the applicant shall similarly upgrade the existing on-site 4-foot sidewalk that traverses from the western entrance on Ridge Heights Road to the eastern exit to Ridge Heights Road in the following locations: from the western entrance off of Ridge Heights Road to the proposed parking lot to the west of the school, and from the eastern access point off of

Ridge Heights Road to the proposed 8-foot asphalt trail. The applicant shall delineate on the site plan and provide an ADA-compliant route from Ridge Heights Road to the school building. These improvements shall be in place prior to the issuance of a Non-RUP.

8. The applicant shall provide an ADA-compliant curb-cut at the bus drop-off and pick-up area in front of the school's primary entrance in proximity to the proposed handicap ramp shown as HR-1 on sheet 3 of the PRC Plan prior to the issuance of a Non-RUP.
9. The specific type, number, and the locations of the bicycle racks shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style racks or other design approved by FCDOT. The total number of bicycle parking shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at site plan.
10. Modifications to the eastern exit along Ridge Heights Road and the design and/or striping of the upper level parking area shall be shown on the site plan to eliminate on-site circulation conflicts and provide for safe vehicular circulation as determined by VDOT in consultation with FCDOT.
11. The applicant may modify the arrangement of the play areas and soccer field shown on the PRC Plan for the purpose of ensuring that there will not be a conflict with the usage of the existing ball field, provided that the limits of clearing and grading depicted on the PRC Plan are maintained. Fairfax County Public Schools shall coordinate the non-school hour programming of the soccer field, if provided, with the Fairfax County Park Authority to ensure that there will not be a conflict with the usage of the ball field.
12. All evergreen trees shown on Sheet 4 of the PRC Plan shall be a minimum of seven (7) feet in height at the time of planting. In addition, shrubs shall be provided to supplement the evergreen trees, as determined by UFM, DPWES, in order to mitigate potential headlight glare on the adjacent residential parcels.
13. For all of the above conditions that specify a timeframe for completion, upon demonstration by the applicant that, despite diligent efforts, the improvement has been delayed, the Zoning Administrator may agree to a later date for the completion of the improvements.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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.