

DEVELOPMENT CONDITIONS

PRC 76-C-111

October 15, 2015

The Board of Supervisors approved PRC 76-C-111 located at 11400 South Lakes Drive, Tax Map 26-2 ((18)) 7, 8 part. 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 "South Lakes High School Addition," prepared by ADTEK, consisting of 10 sheets, dated April 10, 2015, as revised through September 10, 2015. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The Applicant shall demonstrate adequate sight distance for all applicable access points to the site, as determined by the Virginia Department of Transportation (VDOT) at the time of site plan review. The Applicant shall perform regular maintenance to ensure that adequate sight distance is maintained in accordance with the Sight Distance Easement recorded on the property.
3. The Applicant shall provide on-site traffic controls during the morning drop-off and afternoon pick-up periods consistent with Fairfax County Public Schools approved procedures in order to minimize the potential for conflicts between buses and vehicles that utilize the parking along the western side of Seahawks Drive.
4. The Applicant shall upgrade the existing sidewalks that are less than five feet wide along South Lakes Drive and Ridge Heights Road to five feet in width, or provide ADA passing areas, at the applicant's discretion, in conformance with Public Facilities Manual (PFM) requirements as determined by the Department of Public Works and Environmental Services (DPWES). These improvements shall be in place prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the proposed building addition.
5. The applicant shall extend the existing path located to the north of the northernmost parking lot to provide a pedestrian connection from this path to the existing path located to the east of the basketball courts.
6. 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) consistent with the Fairfax County Bicycle Parking Guidelines.

7. At such time as funding is available for the construction by others of an on-road bike lane along South Lakes Drive and upon demand by Fairfax County, the Applicant shall convey to the Board of Supervisors a perpetual public street easement along the South Lakes Drive frontage of the property as generally shown on the PRC Plan and consisting of up to an additional six feet from the existing right-of-way, for the purpose of accommodating a future on-road bike lane. If the granting of the perpetual easement impacts the existing conservation easements on the Property and requires that additional Best Management Practices (BMPs) be provided on the Property in the future, the Applicant shall identify an area on the Property for the location of additional BMPs to be constructed by others in conjunction with the construction of the on-road bike lane, provided such area does not impact school facilities unless the Applicant is satisfied that such impacts are appropriately addressed.
8. 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 as determined by DPWES.
9. The Applicant shall incorporate green building measures with the construction of the building addition through the Collaborative for High Performance Schools (CHPS) program. Prior to the issuance of a Non-RUP for the building addition, a list certified by a Licensed Architect or Professional Engineer identifying the green building measures that have been utilized in the building addition shall be provided to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ).
10. The Applicant may install additional modular classrooms on the property if needed to accommodate future enrollment. The location of any future modular classrooms shall be subject to review and approval by the Zoning Administrator and shall meet all Zoning Ordinance requirements including the number of required parking spaces. Such modular classrooms shall not be located between South Lakes Drive and the southern façade of the school building.
11. Tree Preservation: The Applicant shall submit a Tree Preservation Plan and Narrative (the "Tree Preservation Plan") as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES.

The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plan and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and narrative shall include all items specified in PFM 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to

be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- A. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- B. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the PRC Plan, subject to allowances specified in these conditions and for the installation of utilities and/or trails/sidewalks as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails/sidewalks in areas protected by the limits of clearing and grading as shown on the PRC Plan, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- C. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and

accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

D. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements in these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

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.