County of Fairfax, Virginia
Planning Commission Meeting
February 26, 2025
Planning Commission Action

SEA-85-D-097-06 - THE POTOMAC SCHOOL
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On February 26, 2025, the Planning Commission voted 7-0 (Commissioners Carter, Clarke, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of SEA-85-D-097-06, subject to the development conditions consistent with those dated February 20, 2025; and

- Approval of the requested modifications of the transitional screening and barrier requirements along all property lines that shown on the SEA Plat.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated February 20, 2025

MJ

County of Fairfax, Virginia

MEMORANDUM

DATE: February 20, 2025

TO: Planning Commission

FROM: Carl Shumate, Staff Coordinator
Zoning Evaluation Division, DPD

SUBJECT: Updated Revised Development Conditions
SEA-85-D-097-06
Planning Commission Hearing: February 26, 2025

Revisions are proposed to Development Condition #45. Previously, the condition stated that after the removal of the modular classrooms, the site would have to be restored and revegetated as determined by the Forest Conservation Branch. Upon further discussions with Land Development Services staff, it was determined that this review can be conducted as part of bond release. The new condition is below:

- *Development Condition #45*: During reconstruction of the lower/middle school (designated as Building A on the attachment), classes may be held within up to seven temporary modular classrooms. These modular classrooms will occupy approximately 16,500 square feet (with no more than 18 feet in height) and may be located in any of the locations depicted on the attached exhibit. Prior to bond release of the associated site plan for the new lower and middle school improvements, the temporary modular classrooms will be removed and any disturbed area occupied by said classrooms will be restored and/or revegetated.

Staff has attached a redline copy of these revised development conditions, now dated February 20, 2025. This memo and attachment has also been uploaded to PLUS along with a clean copy.

Attachments

1. Revised Proposed Development Conditions – Redline Copy, dated 2/20/2025

Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1280 FAX 703-324-1207
www.fairfaxcounty.gov/planning-development/

REVISED PROPOSED DEVELOPMENT CONDITIONS

SEA 85-D-097-06

February 20, 2025

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 85-D-097-6, located Tax Map Parcels 31-1 ((1)) 5, 7, 8, 10A, 10B, 10C and 12A], previously approved for a private school and child care center, to modify development conditions for temporary modular classrooms pursuant to subsection 8100.3.D(5) of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous Special Exception (with minor edits) are denoted with an asterisk(*). This includes minor modifications and minor editorial corrections. The new development condition is highlighted.

*1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

*2. A copy of this Special Exception Amendment and the Non-Residential Use Permit WILL 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 operation of the permitted use.

*3. This Special Exception Amendment is subject to the provisions of Article 8, Site Plans, as may be determined by the Director, Land Development Services (LDS). Any plan submitted pursuant to this Special Exception Amendment will be in substantial conformance with the approved. Special Exception Amendment Plat entitled, The Potomac School, prepared by VIKA, dated November 1, 2006 and revised through June 25, 2007, and these conditions. Minor modifications to the approved Special Exception Amendment will be permitted pursuant to the Zoning Ordinance.

*4. The regular Potomac School's ("Regular School") session may operate from September through June, and include a program of classroom, athletic, and other directly- related activities. Total maximum daily school enrollment will be limited to eight-hundred- seventy-five (875) students in grades pre-kindergarten through twelve (12). Subject to conformance with Condition #16 below and subject to receiving a Non-RUP, the maximum daily enrollment may increase to 1,075 students.

In the future, The School may opt to institute a year-round calendar for regular School sessions, in which case, the total maximum daily school enrollment will not exceed eight- hundred-seventy-five (875) students in grades pre-kindergarten through twelve (12), except as provided below; However, the maximum daily enrollment may increase to 1075 students, subject to an acceptable level of bus ridership among students, as

specified in Development Condition #16. This option may only be instituted in the event that Fairfax County Public Schools also adopts a year-round school calendar. Potomac School's class schedule will be substantially in accord with that of the County's Public Schools, as determined by the Zoning Administrator.

*5. Regular School session daytime hours of operation ("Regular School Day") will be limited to the following:

- Monday through Thursday - 7:00 am. until 9:30 p.m.;
- Friday - 7:00 a.m. until midnight; and,
- Saturday - 8:00 a.m. until midnight.

The School may conduct overnight "sleep-overs" or "camp-outs" for students of the School; however, all students and faculty/staff involved with these events must be on-campus prior to the end of the Regular School Day, and will remain on-campus until the beginning of the next day, as defined above. Emergency ingress/egress will be permitted for unexpected events such as injury, illness, or family emergencies. Events which were previously scheduled to be held on Monday through Saturday, but which were canceled/postponed due to inclement weather or other unforeseen circumstances, may be conducted on Sunday between the hours of 9:00 a.m. and 6:00 p.m. No other scheduled events may be conducted on Sundays unless otherwise permitted by Development Condition #8. Hours of operation will not apply to faculty/employee residences or their occupants.

*6. A child care center with a maximum daily enrollment of eighteen (18) children may be provided as an accessory use to the School. Use of this child care center will be limited to the children or wards of School employees only. Hours of operation will be limited to 7:00 a.m. until 6:00 p.m., Monday through Friday

*7. Summer Programs. In June through August 15th, after the end of the Regular School session, a summer program of classroom, camp and directly related activities for ages three (3) years through grade twelve (12) may be conducted for a maximum of two (2), three-week sessions. Hours of operation will be limited to 8:00 a.m. until 6:00 p.m., Monday through Friday. Total enrollment will not exceed six hundred-sixty (660) persons per session. In addition, related sports camps/clinics may be held for eight (8) scheduled weeks of summer program activities. Hours of operation will be limited to 8:00 a.m. until 6:00 p.m., Monday through Friday. Maximum daily enrollment in all sports camps/clinics will be limited to two-hundred-fifteen (215) students per day.
If year-round schooling is implemented pursuant to Development Condition #16 below that year-round school activity will become the "regular school session," and no summer program activities, including the summer program and sports camps/clinics, will be permitted.

In August, before the beginning of the Regular School session, field trips, study skills classes for School students, practice and scrimmages for School athletic teams and orientation programs may be conducted. Hours of operation will be limited to 8:00 a.m.

until sunset, Monday through Friday. However, school related team athletic practices may be held on the last two (2) Saturdays in August within the hours mentioned above.

*8. Only the following events may be held on Sundays and then only between the hours of 9:00 a.m. and 6:00 p.m., with the exception of Baccalaureate, which may end no later than 8:30 p.m. and the indoor pitching clinics which must end by 9:00p.m.:

- African-American Family Admission Reception (maximum one (1) Sunday per year);
- Summer Program Open House (maximum one (1) Sunday per year);
- Private Lesson (student) Music Recitals (maximum two (2) Sundays per year);
- Summer Program Orientation (maximum one (1) Sunday per year);
- Student production theater matinees (maximum two (2) Sundays per year);
- Sporting Events, which may be required to be hosted by the Home Team (Potomac School) as a result of a tournament or playoffs (maximum of three (3) Sundays per year);
- McLean Little League Indoor Pitching Clinic (maximum forty (40) participants (Note: No more than fifteen (15) times per year as permitted by Condition #11) and,
- Baccalaureate (maximum of one (1) Sunday per year).

*9. All use of the facilities and grounds is subject to each of the following prohibitions/conditions, unless specifically exempted.

Vehicular deliveries to the School and pickup of trash will not be permitted before 7:00 a.m. or after 6:00 p.m., Monday through Friday; or on Saturdays or Sundays. This condition will not apply to the following: (1) emergency repair vehicles (e.g. tow trucks, electrical or utility vehicles); (2) vehicles required for work that, for health and safety reasons, cannot be performed in the authorized period; and, (3) caterers' and other contractors' vehicles and personnel providing support to School events.
Outdoor construction activities, or indoor construction activities which may produce noise audible outside of any structure under construction will be limited to the hours of 7:00, a.m. until 7:00 p.m., Monday through Friday, and the hours of 9:00 a.m. until 6:00 p.m., Saturday.

While construction or renovation of any facility is in progress, construction-related vehicle traffic entering or leaving the School grounds will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. Further, no construction-related vehicle traffic may enter or leave the School between the hours of 7:45 a.m. and 8:30 a.m., or between the hours of 2:45 p.m. and 3:30 p.m., weekdays, in order to facilitate drop-off and pick-up of students. No construction-related vehicle traffic will be permitted on Sundays or federal holidays. Construction and construction-related traffic will use the School's internal roadway system for access and will not use the gravel road along the east.

*10. Where an "ending" time for any activity or use is specified in these conditions, it will mean cessation of all event-related activities except for clean up and departure from the

campus. The School will complete any such clean up expeditiously and will make every effort to ensure that all event participants and attendees depart the campus within one-half hour of the specified “ending” time.

*11. All School facilities, including but not limited to the athletic fields, the performing arts center and the natatorium, will be used for School sponsored events only and will not be rented or made available to groups or activities which are not conducted under the direct auspices of the School; except, however, fifteen (15) times per year, athletic fields/athletic facilities may be made available for community use provided, however, no more than two (2) of those times may be for use of the outdoor athletic fields.

*12. The Potomac School will provide appropriately located on-campus parking space with sufficient capacity for parking of vehicles owned and/or operated by School staff, students, parents, and visitors as shown on the Special Exception Amendment Plat. Parking of vehicles belonging to the school or owned by visitors to the school will be prohibited within the Evermay Subdivision. This prohibition will be included in the Student Handbook and in brochures/flyers which advertise individual events. If additional parking is required during special and occasional School-sponsored functions, such as Fall Frolics, the School will utilize appropriate off- site parking facilities from which participants will be transported by shuttle bus to the event. No shuttle bus stops for the collection or dispensing of passengers will occur within the Evermay Subdivision. In order to discourage parking within the Evermay Subdivision, will be discouraged information detailing the location of off-site parking areas and shuttle bus details will be included in all advertisements and notices for these events. The School will provide adequate traffic controls for, such overflow parking.

* 13. The School will furnish, install and maintain traffic and driving protocol signs (i.e. “Speed” signs,” and “Slow - School Zone” signs, etc.) on Potomac School Road at locations identified by the Evermay Community Association (ECA), mutually acceptable to the School and the ECA, and as approved by the Virginia Department of Transportation (VDOT).

*14. Potomac School will coordinate with the Fairfax County Department of Transportation (FCDOT) and VDOT in order to provide economically feasible traffic calming measures (e.g. round-abouts, traffic islands, etc.), which are mutually agreeable to the School and the ECA, on Potomac School Road, to the extent permitted and practical, as determined by the Director, DPWES.

*15. Should it be agreeable to the ECA, and acceptable to VDOT, the School will construct a free flow right-turn lane from Potomac School Road onto Route 123 northbound to permit freer flow and quicker clearing of this intersection.

*16. A written survey will be undertaken by the School every two (2) years, prior to the start of the regular session, of all families of enrolled students concerning School bus or car pool ridership. A car pool will be defined as more than one (1) student per vehicle. These studies will be developed and instituted with the goal of identifying reasons why

students are not using buses or car pools to be transported to school. Incentives and procedural/policy changes will be developed and instituted in order to encourage increased School bus and car pool ridership. Records of these surveys and their results will be kept by the School for a minimum of six (6) years and will be made available to the Zoning Administrator upon request.

Prior to implementing any increase in enrollment above 875 and/or, any subsequent permitted increases, the school will demonstrate to the satisfaction of FCDOT for one full semester in the Regular School session immediately preceding the enrollment increase that fifty-five (55) percent of enrolled students, or such greater percentage, as required below, will arrive at school in the morning by bus or on foot. Following such demonstration, up to fifty (50) additional students above the current 875 enrollment up to a maximum of 1075 students may be enrolled in any single Regular School session, subject to compliance with the minimum bus ridership/pedestrian arrival requirements, as follows:

- 876-925 students: fifty-five (55) percent;
- 926-975 students: sixty (60) percent;
- 976-1,075 students: sixty-five (65) percent

A new Non-RUP will be instituted for each enrollment increase. Such Non-RUPs will not be issued until FCDOT determines that the terms of this condition have been met. In addition, at least 30 days prior to submitting any request for a Non-RUP to increase enrollment, the school will notify ECA of its intention to submit such a request. If, during the 60-day period following such submission, ECA provides evidence to the Zoning Administrator that the terms of this condition are not being fulfilled, no Non-RUP will be issued until compliance with the conditions is demonstrated to the satisfaction of the Zoning Administrator.

The School will regularly transport and demonstrate to the ECA and FCDOT that the minimum percentages of participants as specified above arrive at school by bus or on foot.

The School will comply with the following requirements (“VTD Ceilings”) Monday through Friday, during both the Regular School Session and each summer program:

- Twenty-four (24) Hour Period: There will be a maximum daily average of 2,080 VTD in any semester or summer Measurement Period.
- From 7:00 a.m. to 9:00 a.m.: There will be a maximum daily average of 710 VTD in any semester or summer Measurement Period.

Vehicle trips per day (“VTD”) are defined as one vehicle trip into, or one vehicle trip out of the School’s property. A round-trip into and out of the School’s property constitutes two (2) VTD. All VTD counts will be made by an independent contractor during periods of typical routine activity at the School over a consecutive five (5) day (Monday through Friday), 24-hour period and the results will be averaged. Such counts will be taken a

minimum of once per regular school semester and once during the June through August summer program.

Compliance with the required percentages of bus ridership/walking to school will be subject to the review and approval of the FCDOT. Records will be kept and made available to Fairfax County that indicate the total number of students and percentage who are taking buses or walking to School in the morning each semester. Immediately prior to the beginning of each semester of Regular School and the summer programs, the School will submit a written report to ECA and the Dranesville District Supervisor's office which includes the total number of students enrolled, the number of students to be counted as pedestrian arrivals or walkers, and the number of students who are counted as children of the School's full-time faculty or staff. A copy of this report will be made available to the Zoning Administrator and FCDOT upon request.

In meeting the required busing/walking to school percentages, enrolled students who are children of full-time (full-day, five days per week) members of the School's faculty or staff may be excluded from the total number of enrolled students.

A failure to comply with the bus ridership/pedestrian arrival percentages and/or the vehicle trip limitations described herein, will preclude any further increase in student enrollment until compliance with these conditions is demonstrated to the satisfaction of FCDOT.

Nothing in these development conditions will preclude a private agreement between the school and Evermay that includes, but is not necessarily limited to, provisions for monitoring bus ridership and School-related traffic on Potomac School Road. Written reports of the traffic monitoring program will be submitted to the Dranesville District Supervisor's office and made available to the Zoning Administrator and FCDOT, upon request. Copies of such documents shall be provided to the ECA.

*17. The School will appoint a designated Car Pool Coordinator(s), who will be responsible for contacting non-car pool/bus families annually and encouraging coordination and formulation of car pool efforts. Every effort will be made to match similar routes and schedules for the purpose of putting together car pools. Designated parking spaces will be reserved in convenient locations for vehicles which are used on a regular basis to transport two or more students to the School.

The Upper School Student Government leaders will monitor the Upper School's car pool program and its effectiveness, as well as vehicular safety and traffic issues, and will make recommendations to the School administration designed to improve the effectiveness of the car pool program and to mitigate those, identified vehicular and safety issues. The School will encourage the Student Government to take an active role in traffic safety and management.

*18. Driving privileges will be limited to Juniors and Seniors only.

*19. The Resource Protection Area (RPA) and the Stream Valley Environmental Quality Corridor (EQC) associated with Pimmit Run and as depicted on the SEA Plat will be preserved and maintained as follows:

A. Pimmit Run and South Area. The conservation easement, for Best Management Practices, respecting the area owned by the School located south of Pimmit Run, along with Pimmit Run itself, will remain.
B. North Area
   1) The area owned by the School and located north of and adjacent to Pimmit Run which contains slopes in excess of 15% will be maintained and preserved by the School as a valuable natural asset as defined in (#2) below. No change in the nature or intensity of the use of this area, which change involves the removal of any tree exceeding four (4) inches at breast height, will be made by the School without the prior written approval of the Director, DPWES, who will review such requests to determine whether tree removal is appropriate and, if so, whether protection will be provided for ecologically sensitive areas, after a recommendation from the Environment and Policy Branch of the Department of Planning and Zoning (DPZ).
   2) The North area will be preserved as a valuable natural asset subject in any manner ~~*is*~~ not inconsistent with its preservation as a natural asset, including, but not limited to: recreation use (including, but not limited to, athletics, walking, jogging, fitness testing, sledding and horseback riding); educational use (including science research, testing, and collection of samples); construction, maintenance, realignment of trails, fitness courses, and existing playing fields; planting, cultivation and removal of trees, shrubs, flowers, grass and vegetation consistent with Paragraph (#1) above; maintenance, repair and reconstitution of ponds and dams, (including grading and filling as required for maintenance of the dams); installation of small structures not exceeding thirty-six (36) inches in height; and, placement of signs (to prevent trespassing on the property of the party of the School and to mark the trails, fitness courses, fields and natural features).
   3) No foreign material, debris, ashes, grass or vegetation clippings, trash, sawdust, stumps, or other unsightly or offensive material will be placed or dumped in the North area.
   4) No commercial sign, billboard or advertisement will be displayed, placed or permitted to remain in the North area, except as provided in Paragraph (#2) above.

C. RPA/EQC
   In order to mitigate the impact of the resurfacing/reconstruction of the parking facility which is located within the RPA/EQC, the School will construct a rain garden along the perimeter of the parking lot, within the RPA/EQC. This rain garden will consist of a drainage swale and appropriate water-tolerant landscaping, selected by the Applicant and as reviewed and approved by the Forest Conservation Branch (LDS). This rain garden will be maintained as long as the parking area exists within the RPA/EQC. During final engineering, the

Applicant may modify the layout of the parking lot shown within the RPA/EQC in order to minimize its impact on the RPA/EQC. All or a portion of the parking lot may be shifted outside of the RPA/EQC, as determined appropriate by the Director, LDS and the Development Review Branch, DPD, without the need for a Special Exception Amendment.

Notwithstanding references to the contrary on the Special Exception Amendment Plat, no bus parking will be permitted in the parking lot within the RPA/EQC. Car parking may be permitted within the RPA/EQC; however, the Applicant will coordinate with LDS at the time of site plan approval, to minimize intrusion into the RPA/EQC.

There will be no clearing and grading beyond the original clearing and grading limits for construction of the existing pond, construction of the parking lot and interpretative classroom and removal of the pool house, as approved under SEA 85-D-097-4. The proposed interpretative classroom located within the RPA/EQC shall be pavilion-style buildings (ie, not fully enclosed on the sides) and will be raised off of the ground.

D. Access/Maintenance Easement

The School will grant to the Fairfax County Park Authority (FCPA) a six (6) foot wide access and construction easement across its property south of Pimmit Run for a trail, together with an easement for maintenance purposes of four and one-half (4.5) feet on either side of the trail to serve as a portion the county-wide trails system. Said easement will be granted and the location determined by mutual agreement of the School and FCPA at such time as the easements are right-of-way is fully available to connect a trail between existing County-owned parcels, provided that; FCPA agrees to indemnify and hold harmless the School from any liability resulting from the activities of FCPA or the public in the easement area; no motorized vehicles be permitted to use the trail, with the exception of FCPA vehicles involved with trail maintenance; and, that the School will have the right to enforce the vehicle prohibition by erecting barriers to vehicle use. In the event the physical location of Pimmit Run in the area of the common property lines of the School, FCPA, and Lots 170 and 171 of Potomac Hills makes it unfeasible, as determined by the Fairfax County Park Authority (FCPA) and the School at the time delineation of the trail easement, to connect a trail from FCPA's Parcel (A) to the South area of the School, the School and the FCPA shall define an area not to exceed thirty (30) feet in width from the northern stream bank and 150 feet in length; parallel to the stream bed, generally in a northwesterly direction from the opposite common property line and going upstream in a northwesterly direction, in the North Area in which the trail will be located to connect with the trail on the south side of Pimmit Run as described in Paragraph 4 (d). The trail will be unpaved and shall consist of a dirt, wood chip, or other natural surface.

*20. Transitional screening requirements will be modified along all lot lines to allow the existing vegetation to serve as transitional screening, as determined by the Urban

Forest Management, DPWES, except as qualified below: that portion of Parcel 12A, which abuts Lot 61 of the Evermay Subdivision, and Parcels 7 and 8, where full Transitional Screening I will be provided; and Lot 56, where two rows of staggered shrubs, four (4) to five (5) feet in height at maturity, will be provided. However, alternate screening to Lots 56 and 61 may be provided if such is agreed to in writing by the owners of those lots.

Between the western edge of Parcel 8, eastward to the eastern edge of Parcel 92A of the Evermay Subdivision, opposite Parcel 7, a modification of the transitional screening requirement will be approved in favor of a six (6) foot tall masonry wall, faced with brick on the northern side of the wall, which faces the Evermay Subdivision. The wall will be located beyond the southern dripline of the existing trees, which is on the school side of the transitional screening yard, in order to ensure the preservation of the existing pine trees, as determined appropriate by the Forest Conservation Branch, LDS. All measures determined necessary by the Forest Conservation Branch, LDS, will be taken to ensure that the pine trees are preserved. To provide effective, year-round screening of the parking lot located opposite Parcels 90A, 92B, and 92A of the Evermay Subdivision, supplemental plantings will be provided and maintained between the existing pine trees and the parking lot, subject to Forest Conservation Branch approval. In addition to the landscaping and existing pine trees shown east of the proposed tennis courts, supplemental plantings which ensure that effective, year-round screening of the tennis courts from dwellings located on Parcels 92A of the Evermay Subdivision and on Parcels 20A and 17B will be provided, subject to Forest Conservation Branch approval.

*21. Barrier requirements along the western and southern peripheries of the site shall be waived, except that a 6-foot high masonry wall shall be provided along that portion of Parcel 12A which abuts Lot 61 of the Evermay Subdivision, and Parcel 7 and 8 along the same peripheries of those parcels as outlined in Development Condition #20. However, no barrier shall be required adjacent to Lot 61, of the Evermay Subdivision, if the owner of that lot determines in writing that a barrier is not desirable.

*22. Best Management Practices will be provided as determined by the Director, LDS. Stormwater management (SWM) for the site will be provided as depicted on the SEA Plat and in conformance with the applicable Public Facilities Manual (PFM) standards, unless waived and/or modified by LDS. In addition, additional SWM facilities to control runoff generated from the proposed new impervious surfaces on the site may be required if determined necessary by LDS.

*23. To address the impacts associated with the two ballfields located in the Pimmit Run floodplain, the Applicant will follow the turf maintenance and pest management plan which was developed pursuant to SPA 85-D-097-1. Vegetative Streambank Stabilization Plan, also developed pursuant to SPA 85-D-097-1, will be implemented when substantial stream bank erosion has occurred. The Applicant will be responsible for monitoring and implementing the Vegetative Streambank Plan. If requested, the Plan will be made available, to the Directors of DPWES and the Zoning Administration Division (ZAD).

*24. Access to Parcels 7 and 8 will be provided by the on-campus roadway tie-ins as shown on the SEA Plat. All vehicles of attendees at on-site events will use the on-campus road system. School employee and service vehicles may continue to use the existing gravel road, house driveways and parking apron on the property.

*25. All newly constructed facilities will be connected to public water and sewerage systems. If the existing on-site sewage disposal system malfunctions, connection *of* existing facilities to public sewer will be required as determined by the Fairfax County Health Department.

*26. Fairfax County Health Department approval for a maximum of 875 students will be maintained. Increases in enrollment up to a maximum enrollment of 1075 students will be subject to the review and approval of the Fairfax County Health Department.

*27. All gravel driveways and parking areas within the School's property will be paved to PFM standards, unless a waiver of the dustless surface requirement is approved by the Director, LDS.

*28. Proper pool cleaning procedures will be implemented. Pool waters will be properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution 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 the Fairfax County range in pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen will be attained prior to the release of pool waters (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 will be allowed to stand so that most of the solids settle out prior to being discharged.

*29. There will be no night lighting of any athletic facility or recreational area. This does not preclude the use of safety/security lighting on campus, provided all such lighting is of a low-intensity design, directed internally toward the site, shielded as necessary to prevent off-site glare, and meeting the applicable standards in Article 5 of the Zoning Ordinance, as may be amended. Any parking lot lighting in areas visible from adjacent residential properties will be limited to a combined maximum height of the light standards and fixtures to twelve (12) feet (as measured from the ground to the top of the fixture).

*30. Any permanently installed outdoor public address system will employ directional, horn-style speakers in sufficient numbers to limit volume and will be placed to minimize carryover to adjacent residential areas. The use of temporary or portable sound systems will be similarly restrained. In all cases, the School will not cause or create noise in excess of the sound levels proscribed in Chapter 108 of the Fairfax County Code. Athletic events on the proposed baseball field in the southeastern area of the site

will not be announced or broadcast on any amplification system except during the end of school year tournaments.

*31. The School will meet with representatives of the ECA periodically or when appropriate, as mutually determined by the School and the ECA, to maintain continuing communication on the operation of the School and any issues that may concern the Evermay community.

*32. The limits of clearing and grading shall be strictly adhered to. Special attention will be paid to any clearing and grading associated with the proposed field house/aquatic center to ensure that there is no encroachment into the RPA/EQC. Prior to any clearing and grading on the site, the limits of clearing and grading will be fenced and flagged, as determined appropriate by Forest Conservation Branch, LDS, to protect existing vegetation which is to be preserved, both on and off-site, and to prevent intrusions into the RPA/EQC. Clearing and grading limits around the border of the proposed ballfield will be adjusted, as recommended by the Urban Forest Management, to minimize damage and/or removal of trees in that area.

*33. During construction the school will designate a 24-hour contact person and will post the contact's name and phone number at the school in a place that is accessible at all times. This information will be made available to the ECA and other adjacent property owners who may be impacted by construction.

*34. Landscaping will be provided in substantial conformance with that depicted on the SEA Plat and as required by Development Condition #44 below; however, wherever feasible, as determined by Forest Conservation Branch, LDS, new plantings will consist of native species, including hollies. A reforestation plan will be submitted for the area noted on the SEA Plat as a reforested buffer. Species and number of plantings will be subject to the approval of the Forest Conservation Branch. A landscape plan for the stormwater management pond located in the central portion of the site which is being enlarged will be submitted which provides for a riparian edge planted with aquatic plants and native species, subject to Forest Conservation Branch approval. All landscaping will be phased and will be installed concurrently with development of adjacent new facilities or new construction, subject to Forest Conservation Branch approval.

*35. The scoreboard associated with the new baseball field will be located and screened so as to avoid visibility from adjacent properties.

*36. No more than 50% of the parking spaces shown on the new parking lot located adjacent to the Headmaster's residence will be constructed prior to commencement of construction (including any clearing and grading) of the structure identified as a field house/aquatic center on the SEA Plat. If constructed in phases, the initial construction of the parking lot shall be in areas furthest from the property boundary. Subject to compliance with the parking requirements on the SEA Plat, there will be no obligation to construct all of the parking in the area adjacent to the Headmaster's residence. The six (6) foot high masonry screening wall shown on the northeastern boundary of the site will

be constructed prior to any portion of the parking area adjacent to the Headmaster's residence.

*37. At such time as the existing fields located on Parcels 7 and 8 are in use, the Applicant will ensure that at least one portable restroom facility is available and that such facility is located and screened to limit visibility from the gravel road that forms the northeastern and eastern boundary of the site.

*38. A tree preservation plan will be prepared and submitted for the review and approval of LDS as part of the first and all subsequent submissions of the site plan. The preservation plan will be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management, DPWES. The tree preservation plan will consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the SEA Plat for the entire site. The tree preservation plan will provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA Plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings will be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, will be included in the plan.

*39. All tree preservation-related work occurring in or adjacent to tree preservation areas will be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. will be subject to the review and approval of Forest Conservation Branch, LDS. The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment will not occur unless pre-approved by Forest Conservation Branch, LDS.

*40. The limits of clearing and grading will be marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the limits of clearing and grading shall be walked by a representative of the Applicant, who is a certified arborist or landscape architect, with Forest Conservation Branch, LDS, 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 specifically by Forest Conservation Branch in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated will be removed using a chain saw and such removal will be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this will be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

*41.All trees shown to be preserved on the tree preservation plan will be protected by tree protection fence. Tree protection fencing (four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart) will be erected at the limits of clearing and grading as shown on the demolition, and Phase I and II erosion and sediment control sheets, as may be modified by Forest Conservation Branch. All tree protection fencing will be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types will 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 days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, Forest Conservation Branch, LDS and the District Supervisor will be notified and given the opportunity to inspect the site to assure 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 will occur until the fencing is installed correctly, as determined by Forest Conservation Branch, LDS.

*42. A transplanting plan will be provided as part of the first and all subsequent submissions of the site plan for review and approval by Urban Forest Management, DWPES, and shall implement the plan as approved. The transplanting plan will be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. Depending upon site constraints, the plan will address one or all of the following items, as determined by Urban Forest Management, DPWES:

- The species and sizes to be transplanted;
- The existing locations of the trees;
- The proposed final locations of the trees;
- The proposed time of year when the trees will be moved;
- The transplant methods to be used, including tree spade size if applicable;
- Details regarding after-transplant care, including mulching and watering, and, if necessary, support measures such as cabling, guying or staking; and
- Details regarding equipment to be used to transport plant materials, and (if the transplantation area in which the trees will be located is in a preservation area) the routing of such equipment.

*43. The demolition of existing features and structures will be conducted in a manner that does not impact on individual trees and/or groups of trees that are to be preserved as reviewed and approved by Forest Conservation Branch, LDS. Methods to preserve existing trees may include, but not be limited to the use of super silt fence, welded wire tree protection fence, root pruning, mulching, as approved by Forest Conservation Branch.

*44. Prior to site plan approval for new construction depicted on the SEA Plat for SEA 85-D- 097-5, siltation and erosion control measures, which incorporate "super silt" fencing or similar products designed to prevent erosion and sedimentation, will be designed and implemented by the Applicant, subject to the review and approval of LDS. Furthermore, prior to site plan approval, a program for periodic inspection of all siltation fencing and related erosion control measures prior to and following significant rainfall events will be designed and implemented by the Applicant, subject to the review and approval of LDS. Written records of such inspections will be maintained by the Applicant. Finally, prior to site plan approval, a planting and maintenance program will be designed by the Applicant to ensure that cleared areas are replanted and stabilized as soon as practicable in accordance with accepted engineering and horticultural practices, as reviewed and approved by LDS and Forest Conservation Branch.

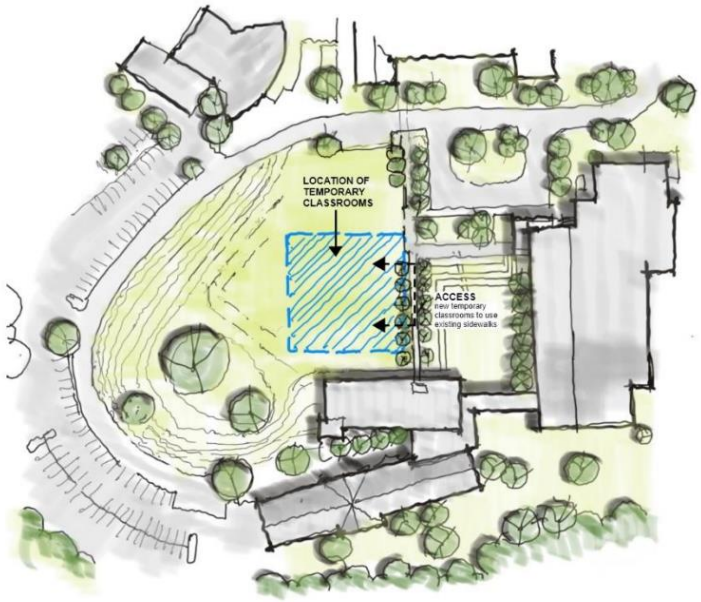
45. During reconstruction of the lower/middle school (designated as Building A on the attachment), classes may be held within up to seven temporary modular classrooms. These modular classrooms will occupy approximately 16,500 square feet (with no more than 18 feet in height) and may be located in any of the locations depicted on the attached exhibit. *Prior to bond release of the associated site plan for the new lower and middle school improvements, the temporary modular classrooms will be removed and any disturbed area occupied by said classrooms will be restored and/or revegetated. Upon the granting of Non-RUP for the new lower and middle school improvements, the temporary modular classrooms will be removed and any disturbed area occupied by said classrooms will be restored and/or revegetated, as determined by the Forest Conservation Branch, LDS.*

*46. The new faculty and employee housing proposed under SEA 85-D-097-5 (designated as “I” and “K” on the SEA Plat) and the existing faculty and employee housing (designated as “L”, “M”, “N”, and “O” on the SEA Plat) will be owned by the Potomac School and leased to Potomac School employees and faculty only.

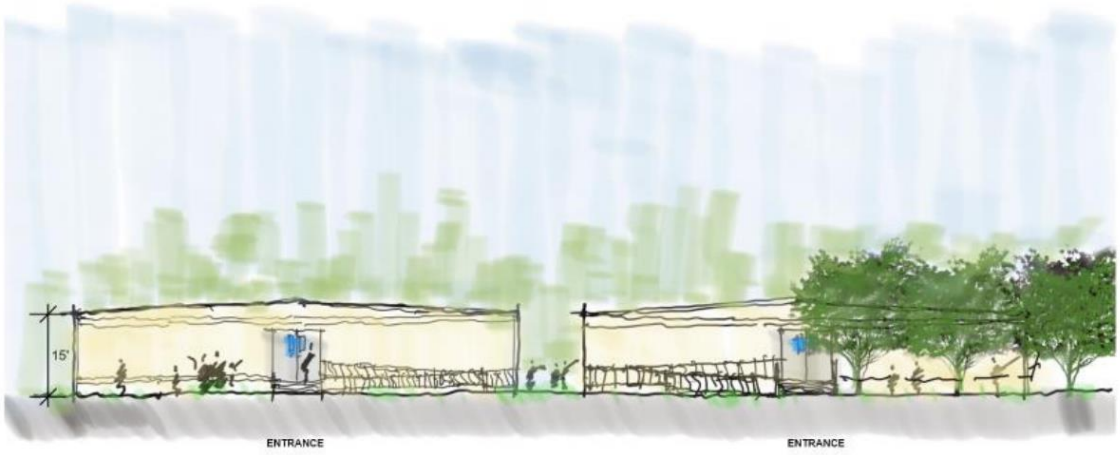
This approval, contingent on the above noted conditions, will not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The Applicant will be himself responsible for obtaining the required Non- Residential Use Permit through established procedures, and this Special Exception Amendment will not be valid until this has been accomplished.
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment will automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The use will be considered established when the first Non-RUP

for activities authorized by these conditions has been issued. The Board of Supervisors may grant additional time to establish the use or 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 Exception Amendment. 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.

Exhibit A: Plan View and Rendered Elevation View



SITE PLAN - LOCATION
FEB 15,2024



ENTRY ELEVATION
TARGETED SOLUTION,PENDING AVAILABILITY
FEB 15,2024