

SPEX 2009-0036, LOUDOUN YOUTH SOCCER ASSOCIATION, INC.

CONDITIONS OF APPROVAL (May 25, 2010)

1. **Substantial Conformance.** The development of the Special Exception use, playing field lighting that exceeds the maximum illumination standards of Section 5-1504(A) of the Zoning Ordinance, shall be developed in substantial conformance with the Sycolin Road Lighting Special Exception Plat dated November 16, 2009, and revised through May 24, 2010, prepared by Bohler Engineering (“the Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map 60, Parcel 16 (PIN #192-36-5833) (the “Property”) shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Lighting.**
 - (a) The Applicant shall utilize a lighting system for the playing fields that is controlled through an automated scheduling and monitoring system; that utilizes photometric efficiency in order to require fewer fixtures to achieve necessary light levels; and that limits light trespass onto adjoining properties.
 - (b) All lighting on the Property shall be designed and constructed with full cutoff and fully shielded lighting fixtures so that light will be directed inward and downward toward the interior of the property and away from adjacent roads, residential properties and the airport.
 - (c) The poles holding the lights shall not exceed eighty-five (85) feet in height.
 - (d) If the outdoor field lighting needs to be replaced, the replacement lighting shall match the existing lighting model or be replaced with an equivalent or more technologically advanced outdoor field lighting model designed to provide equivalent or better reduction of off-site glare and reflection.
 - (e) The maximum illumination at the boundaries of the Property shall not exceed 6.12 horizontal foot candles on the western property line, 5.32 horizontal foot candles on the southern property line, and 6.09 horizontal foot candles on the eastern and northern property lines.
3. **Hours of Operation, Lighting.** The outdoor fields shown to have lighting shall be lit only between 8:00 a.m. and 11:00 p.m.