

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDPA C-696-2

August 23, 2000

If it is the intent of the Planning Commission to approve FDPA C-696-2 for an mixed use (office and multi-family) development located at Tax Map 15-4 ((1)) 2, 4, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the six sheets of the FDPA entitled "Dulles Station, Final Development Plan Amendment", prepared by Urban Engineering & Assoc., Inc. and dated July, 2000 revised through August 7, 2000.
2. As depicted on the CDPA, two possible locations for interparcel access shall be provided along the eastern property boundary as it abuts the Dulles Technology Center office development.
3. Sidewalks shall be provided throughout Land Bay 1 to provide pedestrian connections between the office buildings and the parking structures.
4. Prior to site plan approval, drawings shall be provided to the Department of Transportation (DOT) that demonstrate that the vertical profiles for the proposed Rock Hill Overpass design concept and the proposed roadway tie-in portion to Rock Hill Road on the north side of the DAAR are adequate.

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