

APPROVED DEVELOPMENT CONDITIONS

FDPA 82-P-069-13-8

May 30, 2001

If it is the intent of the Planning Commission to approve FDPA 82-P-069-13-8 located at Tax Map 55-1 ((4)) 7, 8, 12, 14, 16, 19, 21A, 22A, 25, 26A and 28, then staff recommends that the approval be subject to the following development conditions. If imposed, these conditions shall supersede all previous FDP conditions for Land Bays IV-A and IV-B for that portion of the property subject to this FDPA. Previously approved conditions which are carried forward are marked with an *.

1. Development of the property shall be in substantial conformance with the five sheets of the FDPA entitled "Fair Lakes Land Bay IV-A (Part) and IV-B" prepared by Dewberry and Davis and dated January 9, 2001, revised to May 25, 2001.
2. All site features (such as trash receptacles, benches, planters, lighting and bike racks) shall be consistent with the quality and general character of those within the existing shopping center. *
3. The architectural features of all buildings shall be compatible with the "Architectural Design Standards" on Sheet 6 and the architectural renderings on Sheets 7 and 8 of FDPA 82-P-069-13-6, as approved May 28, 1997, and the remaining portions of the Fair Lakes Retail Center as determined by DPWES. Consistent architectural and/or landscape design themes shall be incorporated into the design of the site, so that the overall development of these buildings and the Fair Lakes Retail Center shall consist of compatible architectural scale, mass and materials (as defined in the "Architectural Design Standards" listed on Sheet 6 of the FDPA) in order to create a visually unified development as depicted on the FDPA. This condition shall not preclude the use of individual signature or distinctive architecture or design features for the buildings. A "visually unified development" shall include, but not be limited to the use of design features such as: consistent landscape design features, additional landscaped plazas, arcades, false building fronts, canopies, awnings, or other similar unifying treatments. *
4. Any additional automobile oriented uses, child care centers, Group 3 institutional uses, private schools of general education, or veterinary hospitals which are not detailed on the FDPA shall be the subject of future final development plan amendments and/or special exception applications. *
5. As determined by DPWES, to minimize internal pedestrian and vehicular conflicts, special pavement treatments or pavement painting which clearly delineate pedestrian pathways shall be provided in the general areas depicted as crosswalks on the FDPA. *
6. Signage for the retail center shall be in conformance with the approved Comprehensive Sign Program or as it may be amended for the retail center. *

7. At a minimum, the upper 25% of the rear facades of the buildings which are visible from adjacent right-of-way shall contain front elevation materials and shall be in conformance with the "Architectural Design Standards" on Sheet 6 of the approved FDPA 82-P-069-13-6 as determined by DPWES. In order to visually screen roof equipment from I-66, a parapet wall shall be provided along the rear of the buildings located along the Fairfax County Parkway/I-66 frontage where such equipment is located within 20 feet of the south side of the building. *
8. As determined by DPWES, transitional screening, and/or landscaped berms along I-66 shall be provided to screen loading docks and parking areas located behind the retail center as seen from westbound I-66 traffic. *
9. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures. *
10. A walk-up automatic teller may be permitted as an accessory use to a financial institution, subject to the approval of DPWES, if such is located within the facade of one of the buildings and is not freestanding. *
11. A cumulative parking tabulation for the shopping center shall be submitted to the director of DPWES in conjunction with each site plan. A nonresidential use permit shall not be issued for any use unless parking and loading is provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES. *
12. As determined by DPWES, deciduous trees shall be a minimum of 2.5 inch caliper planting size and evergreen trees shall have a minimum height of at least six feet at the time of planting. *
13. Trash removal for the free-standing building along Fair Lakes Boulevard opposite Stone Croft Condominiums shall occur only between the hours of 6:00 a.m. and 10:00 p.m. *
14. All on-site lighting shall be directed downward and inward to prevent light spilling onto adjacent properties. In order to provide maximum security, energy efficiency and quality ambient lighting, full cut-off light fixtures shall be used for all parking lot and parking deck lighting, including the "wall-pack" security lighting typically found at the rear, sides, and alleyways of buildings and for pedestrian and street lighting. Lighting for landscaping shall not utilize "up-lighting", but rather downward-focused lighting that does not present glare or provide an overly lit environment that hinders night time vision, as determined by DPWES.
15. In order to achieve a maximum interior noise level of approximately 50 dBA Ldn, facades of structures that will be exposed to noise from I-66 above 75 dBA Ldn highway noise impact contours shall have the following acoustical attributes:

1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows shall have a laboratory STC rating of at least 28. If glazing functions as walls, as determined by DPWES, they shall have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission. *