APPROVED DEVELOPMENT CONDITIONS

FDPA 86-W-001-5 and FDPA 86-P-089

July 24, 1997

If it is the intent of the Board of Supervisors to approve FDPA 86-W-001-5 and FDPA 86-P-089 located at Tax Map 55-2 ((1))15 pt., the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all the previously approved conditions:

1. Landscaping shall be installed on the Application Property concurrent with the development of the commercial buildings shown on the CDPA/FDPA. Deciduous trees shall be a minimum of 3.0 inch caliper in size and evergreen trees shall have a minimum height of at least six feet at the time of planting.

2. Those areas within the EQC that are to remain undeveloped but that will be disturbed by the proposed development, shall be restored to a natural condition to the extent that such restoration efforts will be compatible with utility locations and the proposed stormwater management facilities, as determined by DEM. Such restoration efforts shall be consistent with Public Facilities Manual guidelines for replanting unless an alternative approach is approved by the Urban Forestry Branch of DEM.

3. Any disturbance of the EQC or tree preservation areas shown on the CDPA/FDPA shall be reviewed and approved to insure minimal disruption of EQC and tree save areas as determined by DEM.

4. In lieu of the proposed four foot wide trail depicted on the CDPA/FDPA, a sidewalk shall be located adjacent to the main ingress/egress road at such time as the main road is constructed, to connect to an existing public trail system along Fair Lakes Parkway and West Ox Road.

5. Regardless of the wording of Note E3 on Sheet 4 of 4 of the CDPA/FDPA, the limits of clearing and grading shall be as shown on Sheet 1 of 4 of the CDPA/FDPA.

6. At such time as surface parking lots are constructed on the Application Property, landscape islands planted with shade trees shall be located between every 20 parking spaces, as determined by DEM, within the surface parking lots.

7. The existing trail located along West Ox Road shall not be removed

8. At such time as parking is constructed on the Application Property (adjacent to Building A1) the existing vegetation located between the parking lot pavement and the southern property line shall be supplemented with additional landscaping to make the vegetative screen equivalent to that required within a 35 foot transitional screening yard, as determined by DEM.

9. Upon construction of the HOV flyover ramp the area between the flyover ramp and the parking lot adjacent to the hotel building shall be replanted with landscaping which is the equivalent of that required within a 35 foot transitional screening yard, to the maximum extent feasible, as may be approved by VDOT.

10. Interim development of the subject property as temporary athletic fields (Phase 1) shall be in substantial conformance with Sheet 2 of the CDPA/FDPA.

    Prior to the construction of any temporary athletic fields on Land Bay A, the following conditions shall be met:

    a. The limits of clearing and grading shall be provided as depicted on Sheet 2 as determined by DEM. The number, type and location of athletic fields and the exact location of the driveway and parking lot may vary from that depicted on the CDPA/FDPA, but the athletic fields, driveway and parking lot shall be located within the depicted limits of clearing and grading.

    b. Access to the athletic fields shall be via the extension of Roger Stover Drive as determined by DEM and/or VDOT

    c. A sidewalk/pedestrian connection shall be provided between the existing terminus of Roger Stover Drive and the parking area as determined by DEM. In addition, a temporary pedestrian connection shall be provided between the parking area and the athletic field(s) as determined by DEM.

    d. Adequate parking shall be provided and the size and configuration of any on-site parking area shall meet the applicable Public Facilities Manual standards as determined by DEM at the time of site plan approval.

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