APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

FDPA 95-Y-008

February 5, 1997

If it is the intent of the Planning Commission to approve FDPA 95-Y-008 located at Tax Map , the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which are in addition to the development conditions approved with FDP 95-Y-008:

1. Development of the application property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan FDPA 95-Y-008 prepared by Dewberry and Davis as revised through September 30, 1996 entitled Conceptual/Final Development Plan Amendment Fairfax Investments/Waples Mill Road, and these conditions.

2. All parking spaces shall meet Public Facilities Manual (PFM) standards unless otherwise modified by the Director of the Department of Environmental Management.

3. Additional planting islands and/or landscaping shall be incorporated around the new parking area, particularly along the Stevenson Street frontage to adequately screen the proposed parking from the adjacent use.

4. Pedestrian access into the site adjacent to the southern entrance shall be retained as shown on the original FDP dated December 27, 1994 as revised thru July 26, 1995. This access can be provided along either side of the entrance, or along both sides as determined by DEM.