

## **FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS**

**FDPA 82-P-069-01-13**

**April 27, 2005**

If it is the intent of the Planning Commission to approve an office development located at Tax Map 55-2 ((1)) 6, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site. An asterisk denotes conditions carried forward from FDPA 82-P-069-01-10.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitle "Fair Lakes Land Bay V-A" prepared by Dewberry & Davis LLC consisting of three sheets dated August 9, 2004, as revised through January 27, 2005.
2. The existing trail located south of the site, along Fair Lakes Circle, shall be extended into the site as determined by DPWES.
3. All secondary uses proposed on the Final Development Plan shall be located within the office structure and designed to serve only the tenants of the Fair Lakes development. In addition, free standing fast food restaurants, drive-thru facilities, and child care centers shall not be permitted without the approval of a Final Development Plan Amendment.\*
4. Signage shall be in conformance with the Fair Lakes Comprehensive Sign Plan, as may be amended.\*
5. Upon request by VDOT, easements shall be provided at no cost for the improvements to the interchange for Fair Lakes Parkway and Fairfax County Parkway.

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