

PROPOSED DEVELOPMENT CONDITIONS

April 27, 2000

FDP 1999-PR-060

If it is the intent of the Planning Commission to approve Final Development Plan FDP 1999-PR-060 for mixed use development on property located at Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11, 30, 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 Final Development Plan for River Towers Joint Venture prepared by Dewberry & Davis, which is dated September 16, 1999 as revised through April 6, 2000 and the development conditions below.
2. A large shade tree shall be planted in the landscape island near the easternmost entrance from the service drive on Leesburg Pike, which is adjacent to the service station. This tree shall be located in a manner that does not interfere with adequate sight distance at the entrance.
3. The development of the site shall be in general accordance with the architectural drawings included on Sheets 4 and 5 of the combined CDP/FDP as determined by the Department of Public Works and Environmental Services. A copy of Sheets 4 and 5 shall be provided with the building plans submitted for the construction of the buildings, the plaza and the parking garage.
4. The pedestrian bridge and the plaza shown on the CDP/FDP shall be constructed.