

PROPOSED DEVELOPMENT CONDITIONS**FDP 2000-MV-046****February 15, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2000-MV-046 for mixed-use development located at Tax Map 83-1 ((1)) 17; 83-1 ((7)) 2B; 83-3 ((1)) 88, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which shall supercede all previous conditions on the application property.

1. Oil/grit separators shall be maintained for the existing parking garages to improve the water quality of stormwater runoff generated by the impervious surfaces of the parking structures before discharge. The oil/grit separators shall be cleaned via vacuum pumping, at least 4 times per year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency, as determined by DPWES. Oil/grit separator maintenance records shall be kept on-site and be made available to County officials upon request.
2. A traffic signal shall be provided at the eastern entrance on Huntington Avenue, at such time as the Virginia Department of Transportation (VDOT) determines warrants are met. At that time, the applicant shall petition VDOT to provide the signal.
3. A loading space shall be provided for the retail use.
4. Notwithstanding that show on the CDP/FDP, parallel parking shall only be permitted on one side of the north/south private street located immediately west of the park area. Further, no on-street parking shall be permitted along the entrance road from Fort Drive.