

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2006-SU-007

November 29, 2006

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2006-SU-007, on property located at Tax Map 24-4 ((1)) 6B pt. and 6C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The courtyards in Buildings G and I and the plaza adjacent to Building M shall be consistent in quality and character to those depicted for Buildings F, including a formal lawn, a focal element and seating areas, and H as shown on Sheet 18 of the CDP/FDP.
2. Additional landscaping from that shown on the FDP shall be provided in Blocks 8 and 9 to enhance the buffer separating their respective parking areas from the athletic fields.
3. To allow for greater environmental benefits and for more open space, landscaped islands shall be provided within the surface parking lots of Blocks 1, 2, 8, 9 and 10. A reduction in the number of parking spaces shall be permitted to achieve this; however, in no event shall the number of parking spaces be less than that required by the Zoning Ordinance.
4. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.
5. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.
6. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.
7. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may shall be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.

8. Forty (40) ~~Fifty (50)~~ of the residential units shall be live/work units, with such units being defined as residential units constructed as part of a nonresidential use.