

APPROVED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-SU-035

January 16, 2007

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2003-SU-035, on property located at Tax Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 33 pt. and 35, plus a portion of Barnsfield Road to be vacated, and or abandoned, 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 pool/courtyard at the intersection of Turley Hall Drive and the former segment of Barnesfield Road shall consist of a pool, plaza and clubhouse, up to 6,000 square feet in size, and shall be compatible in terms of quality and materials with the multifamily building adjacent to it.
2. 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, subject to ARB review and approval.
3. 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.
4. As requested by Fairfax Water, the recordation of an amendment to the existing waterline easement agreement shall be required prior to site plan approval.
5. The establishment of the easement for the proposed alignment of the major pedestrian/bike trail detailed in the FDP shall be coordinated with the Fairfax County Park Authority, MWAA and VDOT before the abandonment of Barnsfield Road occurs. Such coordination efforts shall be documented for review and approval by the Park Authority and DPWES.
6. The proposed major off-street trail that generally follows the current alignment of Barnsfield Road, shown on Sheet 5 of the CDP/FDP, shall be 10 feet wide to accomodate shared bicycle and pedestrian use.
7. Striped, mid-block crosswalks on Turley Hall Drive shall be provided at the garage entries for the multi-family development and on the west leg of Turley Hall Drive at the townhome/multi-family entrances subject to VDOT approval.
8. Shuttle service from the hotel to the Air & Space Museum and Dulles Airport shall be available to guests. This same shuttle services shall also be made available to residents of the age-restricted community at a reasonable cost on a space available basis.

