REVISED PROPOSED DEVELOPMENT CONDITIONS

SEA 00-P-014

May 17, 2006

If it is the intent of the Board of Supervisors to approve SEA 00-P-014 located at (Tax Map 29-3 ((1)) 78B) for use as a elevated water storage tank facility pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Those conditions carried forward from the previous special permit and special exception are marked with an asterisk (*). Minor edits have been made to conform to current standards.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.*

3. The Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception plat **entitled Special Exception Plat Tysons Corner Elevated Storage Tank, and prepared by Gannet Fleming, which is dated January 2000 and revised to November 2005,** and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect.9-004 of the Zoning Ordinance.*

4 A commercial driveway entrance shall be provided for the structure as shown on the special exception plat. *

5. During construction, proper maintenance and protection of traffic for the site and the service drive (ramp) during work and non-work hours shall be provided by the applicant's construction crew.*

6. A canopy tent shall be provided by the applicant during construction to shield the adjacent property and vehicles from debris, such as sparks and paint form the new facility.*

7. To mitigate the visual impact of the expanded water storage facility from Route 7 and Highway 123, landscaping shall be planted to the west and south of the structure, as determined by Urban Forest Management of the Department of Public Works and Environmental Services (DPWES). Existing landscape buffers

shall be preserved and be supplemented to the maximum extent feasible, as determined by the Urban Forest Management, DPWES, to provide an effective year-round screen.*

8. All signs shall conform with Article 12 of the Zoning Ordinance.*

9. The elevated storage tank shall be light blue in color. *

10. The steel posts located within the right-of-way shall be removed prior to site plan approval. *

11. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance.*

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.