PROPOSED DEVELOPMENT CONDITIONS

DPA 85-C-088-05

May 17, 2007

The Board of Supervisors approved DPA 85-C-088-05, located at Tax Map 17-3 ((10)) 15, to permit site modifications to include an increase in building height from a maximum of 15 stories to 16 stories, with the following development conditions:

1. Stormwater management facilities and BMPs shall be provided in accordance with the requirements of the Public Facilities Manual, Chapter 118 of the Fairfax County Code, and the Chesapeake Bay Preservation Ordinance, unless waived or modified, as determined by DPWES.

2. Irrespective of that shown on the DPA, Norway maple (Acer platanoides) and/or Autumn purple ash (Fraxinus Americana 'Autumn Purple'), shown as supplemental vegetation on-site, shall be replaced with Japanese Cryptomeria, American Holly, Eastern Redcedar, and Dark Green Arborvitae, as determined by UFM, DPWES.

3. The applicant shall provide bicycle parking facilities such as U-racks or racks of equivalent quality on the subject site. The specific location of these parking facilities shall be determined during review of the site plan of the development subject to the approval of the Fairfax County Department of Transportation.

4. Irrespective of that shown on the DPA, the applicant shall satisfy all off-street parking requirements for the proposed development, as determined by DPWES.

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 Non-Residential Use Permit through established procedures.