

FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 2006-SU-025

May 28, 2009

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2006-SU-025, to permit mixed use development, on property located at Tax Map 44-1 ((01)) 6, 6B, 6C, 6D and 6E, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions.

1. A Phase I archaeological survey shall be conducted on portions of Land Bays B, C, D, and/or E of the property within boundaries established by the Park Authority's Cultural Resource Management and Protection Section (CRMPS), with comment by the applicant. Such study or studies shall utilize a scope of work provided by CRMPS and shall be completed prior to any land disturbing activities within the study area. If any archaeological resources are found in the Phase I survey and it is deemed appropriate by CRMPS, Phase II assessment shall be done, using a scope of work provided by CRMPS. If any sites are determined to be significant by CRMPS, then either they will be left undisturbed or Phase III data recoveries shall be performed in accordance with a scope provided by CRMPS. Any areas disturbed which are outside of the proffered limits of clearing shall be restored as approved by Urban Forest Management, DPWES. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies shall be submitted for approval to CRMPS.
2. Prior to dedication of the "Flatlick Branch Dedication Area," as shown on the CDP/FDP, to the Fairfax County Park Authority (FCPA), the applicant shall take, as deemed necessary by FCPA, corrective action in accordance with PFM 2-1101.4B.