

PROPOSED DEVELOPMENT CONDITIONS

June 30, 1999

FDP 1998-LE-048

If it is the intent of the Planning Commission to approve Final Development Plan FDP 1998-LE-048 for mixed use development on property located at Tax Map 91-1 ((1)) 11B and 11C (formerly pt. of Parcel 11), 23, 23A, 24, 26, 27, 28, 29, 30, 31A, 31B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the Conceptual/Final Development Plan for Metro Park prepared by Dewberry & Davis, which is dated October 20, 1993 as revised through June 28, 1999 (the Plan) and the development conditions below.
2. The maximum daily enrollment of the child care center shall be no more than ninety-nine (99) children.
3. An acoustically solid fence shall be provided around all sides of the play area for the child care center.
4. Prior to the approval of a site plan including the child care center, it shall be determined by the Director, DPWES, that the applicable additional standards for a child care center have been met per Sect. 8-305.
5. The amount of interior parking lot landscaping shown on the Plan in Parcel 11B shall be increased by one hundred (100) percent.
6. Prior to installing any lighting along the public streets which does not meet Dark Skies, Inc. standards, the applicant shall provide the Director, DPWES with correspondence from the applicable authorities that such lighting is not permitted. Such correspondence shall include all efforts by the applicant to obtain a variance or exception from the standard preventing the installation of such fixtures. If requested, the applicant shall provide County Staff with the applicable Dark Skies, Inc. standards for lighting. The lighting plans shall be approved by the Planning Commission.
7. Prior to installing any street scape plantings along the public streets which does not conform with the CDP/FDP, the applicant shall provide the Director, DPWES with correspondence from the applicable authorities that such plantings are not permitted. Such correspondence shall include all efforts by the applicant to

obtain a variance or exception from the standard preventing the installation of such plantings.

8. A cul-de-sac shall be provided at the terminus of Walker Lane. This cul-de-sac shall be retained unless Walker Lane is extended to the Franconia-Springfield Parkway, should such extension be approved by the Commonwealth Transportation Board (CTB). Upon such an extension, the cul-de-sac shall be removed and that area restored in accordance with the streetscape shown on the CDP/FDP.
9. The left turn bays from Walker Lane into the West Office Building shall be shortened to the minimum length allowed by VDOT and the resulting median landscaped in accordance with other median strips shown on the Plan
10. Noise attenuation shall be provided in the office buildings adjacent to the railroad tracks as follows:
 - A. Exterior wall shall have a laboratory sound transmission class (STC) rating of at least 39.
 - B. Doors and window shall have a laboratory sound transmission class (STC) rating of at least 28. If windows function as walls (as determined by the Department of Public Works and Environmental Services) they should have the same laboratory STC rating as walls.
 - C. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
11. A survey of the vegetation on the existing lots along old Walker Lane shall be performed by the applicant to determine which, if any, of this material is suitable for transplanting into the open space for the new development. The survey shall be performed to the satisfaction of the Urban Forestry Branch and shall address the species, size and condition of the identified landscaping. The tree survey shall form the basis for a tree transplantation plan to be approved by the Urban Forestry Branch prior to the approval of the first site plan for any of the property in this application. This plan shall include protection measures specified by that Branch. Once approved, the tree transplantation plan shall be implemented as approved. Further, there shall be no clearing activity or demolition of structures within these lots until the terms of this condition are fulfilled. The landscape materials identified for transplantation shall be moved prior to the commencement of any clearing and demolition work on-site. If necessary, the material to be transplanted may be temporarily located on other portions of the

site prior to final placement. Re-location sites shall be field located in consultation with the Urban Forestry Branch. Transplanted trees and shrubs may be substituted for trees and shrubs shown on the Plan. The survey and plan shall be prepared by an arborist certified by the International Society of Arboriculture.

12. A Phase I archeological survey shall be performed for the areas around the cemetery adjacent to Lewin Park and the cemetery adjacent to Laurel Grove Baptist Church. This survey shall be submitted to the County Archeologist for review and approval. If warranted, as determined by the County Archeologist, a Phase II and/or a Phase III study shall also be undertaken. The Phase I survey shall be completed prior to the approval of the first site plan for the application property. The Phase II and Phase III studies, if warranted, shall be performed within a time frame established by the County Archeologist.
13. All parking garages within the application property shall be landscaped in a manner similar to that shown for the garage within Land Bay B, subject to the approval of the Urban Forestry Branch.
14. All architectural plans shall be returned to the Planning Commission for review for conformance with the standards specified in Proffer Number 13.
15. Prior to the occupancy of the first building, a comprehensive sign plan for Metro Park shall be approved in accordance with the provisions of Article 12, Signs.