

## **FINAL DEVELOPMENT PLAN CONDITIONS**

### **FDP 2009-SU-024**

**June 29, 2010**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2009-SU-024, on property located at Tax Map parcels 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt., 35 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. 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.
2. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.
3. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and/or walking paths to provide respite and leisure recreation space for employees.
4. Plant material for the subject property shall not include any species listed per the DCR "Invasive Alien Plant Species of Virginia". Proposed trees and shrubs for the site shall include a bio-diverse mix that includes, but is not exclusively, native species (per the DCR "Native Plant: Trees" table), wildlife benefit species (per PFM table 12.10) and improved cultivars and varieties, subject to review and approval by Urban Forest Management Division of DPWES.

## **CDP 2009-SU-024 Conditions**

**July 27, 2010**

As moved by Supervisor Frey at the July 27, 2010 Board of Supervisors Hearing

1. Notwithstanding the limitations set forth in Proffer Paragraph 2, the footprint of "Building DD-South" may be rotated up to approximately ninety degrees from the orientation depicted on the CDP entitled 'Dulles Discovery South' (dated May 5, 2010), as reviewed and approved by the Zoning Administrator in consultation with the Sully District Supervisor, and in accordance with the following criteria: (i) the minimum setback from the Centreville Road right-of-way is not reduced from the 275 feet depicted on CDP Sheet 3; (ii) the minimum amount of open space provided on the CDP is not reduced; (iii) the height, gross square feet and footprint of Building DD-South is not enlarged; (iv) no change is made to perimeter landscaping and streetscaping along Centreville Road; and (v) the plan shall be presented to the Franklin Farm Foundation for review and comment prior to the submission of the site plan for the rotated building option if it is selected.