

PROPOSED DEVELOPMENT CONDITION

PRC B-846-02

February 29, 2008

If it is the intent of the Board of Supervisors to approve PRC B-846-02, located at Tax Map 17-4 ((29)) 2C, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. At the time of site plan, a landscape plan shall be submitted for the review and approval of DPWES which demonstrates that the interior parking lot landscaping and peripheral parking lot landscaping requirements of the Zoning Ordinance will be satisfied.
2. A minimum of 36 inches of soil shall be provided where trees are shown to be planted over underground parking areas. A planter detail shall be provided for trees that are proposed to be planted on the parking deck of the garage, as determined by UFM, DPWES.
3. In order to prevent any adverse impacts on nearby FCPA property, a plant schedule shall be provided with the site plan which demonstrates that native species shall be provided on Tax Map 17-4 ((29)) 2C. Any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive shall not be used on the subject property.
4. In order to provide long-term screening, a row of trees shall be planted along the Dulles Airport Access Road (DAAR) boundary of the application property and supplemented with low-growing evergreen shrubs as approved by UFM, DPWES.
5. No portion of the wall of the proposed parking structure shall extend more than three (3) feet above final grade along the northwest portion of the site.
6. Prior to site plan approval, a soils report shall be submitted for the review and approval of DPWES, and measures shall be provided to ensure that no damage occurs for structures both onsite and offsite as deemed necessary 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.