

## **FINAL DEVELOPMENT PLAN CONDITIONS**

### **FDP 2009-MV-023**

**July 13, 2010**

If it is the intent of the Planning Commission to approve FDP 2009-MV-023 for a mixed-use development located at Tax Maps 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 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 CDP/FDP entitled "INOVA Lorton Healthplex" consisting of 10 sheets prepared by Dewberry and Davis, LLC, dated October 20, 2009, as revised through June 30, 2010.
2. The Urban Forester shall walk the buffer area that is adjacent to all residential properties to ascertain that a substantial and effective year-round landscape buffer has been achieved prior to issuance of the first Non-Residential Use Permit (Non-RUP) for the site. If any deficiencies or gaps in the landscaped screening are noted by the Urban Forester, supplemental plantings to achieve adequate screening may be required by the Urban Forester. Species and specifications of any required supplemental plantings shall be decided by the Urban Forester. Planting locations of any required supplemental plantings shall be field located to the satisfaction of the Urban Forester.
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 the subject site. 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. The applicant shall obtain permission from the Fairfax Water Board to relocate the 30-inch transmission main located in the 30-foot wide easement on the subject property and submit verification of such permission to DPWES prior to commencing any construction activity associated with Building A. If approval to relocate the said transmission main is not granted by the Fairfax Water Board, a Proffer Condition Amendment / Final Development Plan Amendment (PCA/FDPA) shall be required to relocate Building "A".
5. An Assisted Living Facility shall not be established onsite without the approval of a Proffer Condition Amendment (PCA) application and formal review by the Health Care Advisory Board (HCAB) in accordance with the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted.