

## FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-PR-002

September 8, 2010

If it is the intent of the Planning Commission to approve a residential development located at Tax Map Parcels 49-1 ((13)) 13-16, 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 Final Development Plan Amendment entitled "Square 1400, L.C.: Conceptual Development Plan/ Final Development Plan RZ 2009-PR-002" prepared by Dewberry & Davis LLC consisting of fourteen sheets dated January 15, 2009, as revised through August 24, 2010.
2. Any landscaping that is removed as a result of Final Sight Distance Engineering shall be installed elsewhere on the site with equal type and quality as approved by Urban Forest Management.
3. If determined necessary by the Virginia Department of Transportation (VDOT) at the time of site plan review, the median located on Prosperity Avenue shall be extended to the future signalized Dunn Loring Metro western entrance.

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