

PROPOSED DEVELOPMENT CONDITIONS

~~Staff~~  
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FDPA 80-P-073-3-2

Revised March 7, 1990

If it is the intent of the Planning Commission to approve FDPA 80-P-073-3-2 located at Tax Map 49-4 ((1)) pt. 56 for reduction in parking and clarification of the proposed principal and secondary uses as indicated on the Final Development Plan, development of the subject property shall be subject to the proffered conditions dated May 5, 1981 and accepted by the Board of Supervisors on May 18, 1981 with RZ 80-P-073 ;the proffers dated June 28, 1982, and accepted by the Board of Supervisors with FDP 80-P-073-1; the proffered development plan conditions dated February 2, 1982 and accepted by the Board February 23, 1983; and subject to the following conditions which incorporate those conditions approved by the Board of Supervisors on July 10, 1989 with FDPA 80-P-073-3-1:

1. All proposed secondary uses as shown on the FDPA dated November 16, 1988 by Dewberry and Davis shall be designed primarily to serve the occupants of Buildings A-G and shall be conducted entirely within an enclosed building so as to allow no direct access to the uses from outside of the building. In addition there shall be no outside display of goods for sale.
2. No free-standing signs shall be permitted for secondary uses. Signage shall be provided in accordance to Article 12 of the Zoning Ordinance.
3. The hours of operation of the proposed eating establishment and/or quick service food stores shall be limited to Monday through Friday 6:00 A.M. to 8:00 P.M.
4. The County Archaeologist or his designated representative(s) shall be permitted to conduct a thorough Phase II archaeological test on the Buildings B and D portion of the property. The applicant shall allow the excavation and removal of artifacts, reserving the right to retain any artifacts for a exhibit within one of its office buildings. The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1991, but all testing must be completed no later than September 1, 1991.

Applicant may elect to conduct said testing prior to June 1, 1991 using an independent archaeological resource firm, approved by the Fairfax County Office of Comprehensive Planning, at the sole cost and expense of the Applicant. Completion of Phase II archaeological test on this parcel, by either the County Archaeologist or an independent archaeological resource firm as approved by the County Archaeologist, shall satisfy all requirements of this condition. After September 1, 1991, the applicant shall notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

5. The County Archaeologist or his designated representative(s) shall be permitted to conduct a thorough Phase II archaeological test on the Building F portion of the property. Applicant will allow the excavation and removal of artifacts, reserving the right to retain any artifacts for a exhibit within one of its office buildings. The County Archaeologist will use his best efforts to complete the Phase II test by June 1, 1990, but all testing must be completed no later than September 1, 1990.

Applicant may elect to conduct said testing prior to June 1, 1990 using an independent archaeological resource firm, at the sole cost and expense of the Applicant. Completion of Phase II archaeological test on this parcel, by either the County Archaeologist or an independent archaeological resource firm as approved by the County Archaeologist, shall satisfy requirements of this condition. After September 1, 1990, the applicant will notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

In regard to Parcel G, the Applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.

6. In order to reduce hydrocarbon concentrations in the stormwater runoff generated on the portion of the site which is downstream of Lake Fairview, all stormwater runoff which flows from the impervious surfaces of Parking Facility F and Parking Facility G as located on the Plan dated November 16, 1989, shall be directed to enter Lake Fairview as determined by DEM.
7. All Group 3 Institutional Uses shall be limited to employee training centers and child care centers located within any of the buildings shown on the submitted final development plan. If a child care center is located on the site, it shall require a Final Development Plan Amendment.
8. Existing trees shall be retained and/or a landscaped earthen berm shall be provided to screen the parking garages which serve Buildings A, C, and F from the view of the townhouses north of the lake, as determined by the County Arborist.
9. A six (6) foot wide trail within a twelve (12) foot wide public access easement shall be provided along the entire edge of the lake on the commercial portion of the property. The trail shall be constructed of a permanent surface material as approved by the Director, DEM.
10. Steps shall be taken as necessary to assure compliance with Condition #8 of the Conceptual Development Plan as approved; specifically, heavy construction vehicles shall not access through adjacent, neighboring, and nearby residential subdivisions when entering or departing the property.
11. A geotechnical engineering study for the approval of the Director, DEM shall be provided if required at the time of site plan approval and its findings implemented in accordance with this study as determined by the Director, DEM.
12. Such erosion and sedimentation control measures as the Directors, Public Works and DEM, may consider necessary during the site plan review process shall be provided to protect downstream water quality.
13. Adequate fire and emergency truck access shall be provided to the proposed structures as required by the Fire Marshall at the time of site plan approval.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.