FINAL DEVELOPMENT CONDITIONS

FDP 1999-HM-022

March 14, 2001

If it is the intent of the Planning Commission to approve FDP 1999-HM-022 for an office development located at Tax Map 15-4 ((1)) 10 pt., 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 five sheets of the CDP/FDP entitled "Conceptual Development Plan /Final Development, Norton Property (Sheets 1-5)", prepared by BC Consultants and dated April 2000 revised through March 6, 2001.

2. As depicted on the CDP/FDP, supplemental vegetation shall be provided along the parking structure foundation and along the surface parking perimeter to soften the view of the structured and surface parking areas from adjacent properties, as determined by the Urban Forestry Division, DPWES.

3. Perimeter landscaping, lighting and streetscaping along Coppermine Road shall be consistent with surrounding developments including President's Park and Dulles Corner, as determined by the Urban Forestry Division, DPWES.

4. All exterior lighting shall include full cut-off fixtures and shall be directed on-site and away from adjacent residential properties.

5. FAA approval of the proposed building height shall be required prior to site plan approval for the use, as determined by DPWES. Irrespective of representations on the CDP/FDP, the height shall not exceed the maximum approved by the FAA.

6. All freestanding signage shall be ground-mounted monument type, shall be either internally lit or directed downward and shall adhere to the requirements of Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted.

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