

APPROVED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2009-SU-024

May 20, 2013

If it is the intent of the Planning Commission to approve Final Development Plan Amendment 2009-SU-024, on property located at Tax Map parcels 34-2 ((1)) 2B and 34-2 ((1)) 3C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site. (Those conditions carried forward from the previous approval are marked with an asterisk*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Dulles Discovery South" prepared by Urban, Ltd., consisting of fourteen sheets dated December 28, 2012, as revised through April 26, 2013.
2. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDPA, subject to ARB review and approval as to any signs proposed within the Sully Historic Overlay District.*
3. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.*
4. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and/or walking paths to provide respite and leisure recreation space for employees.*
5. Plant material for the subject property shall not include any species listed per the DCR "Invasive Alien Plant Species of Virginia". Proposed trees and shrubs for the site shall include a bio-diverse mix that includes, but is not exclusively, native species (per the DCR "Native Plant: Trees" table), wildlife benefit species (per PFM table 12.10) and improved cultivars and varieties, subject to review and approval by Urban Forest Management Division of DPWES.*

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