

**FINAL DEVELOPMENT PLAN CONDITIONS****FDP 2012-DR-019****June 5, 2014**

If it is the intent of the Planning Commission to approve FDP 2012-DR-019, located at 6862 Elm Street, Tax Map 30-2 ((1)) 61, for mixed use development pursuant to Sect. 6-402 and 6-403 of the Fairfax County Zoning Ordinance, staff recommends that the Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP entitled "6862 Elm Street | Conceptual/Final Development Plan", prepared by Bowman Consulting Group, Ltd. consisting of 31 sheets dated October 24, 2012 as revised through May 2, 2014.
2. Notwithstanding the notes on the FDP, the applicant shall meet the required tree preservation target as determined by the Public Facilities Manual and Chapter 120 of the Fairfax County Code, and subject to the review and approval of the Department of Public Works and Environmental Services' Urban Forest Management Division (UFMD) prior to final site plan approval.
3. The applicant shall coordinate resident moving days to reduce the potential for conflicts with the provided loading space. In addition, the applicant shall designate surface parking spaces prior to final site plan approval that could be used for temporary loading with prior approval from the applicant's property management staff.