

PROPOSED DEVELOPMENT CONDITIONS

FDP 2003-DR-049

October 13, 2004

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2003-DR-049 for residential development located at Tax Map 30-4 ((1)) 3, 3A, 4, 5, 5A and 6, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. As part of the review and approval of the landscaping plan, steps shall be taken to ensure that the proposed street trees along Davidson and Chain Bridge Roads can survive within a five (5) foot planting width. These steps shall be subject to the review and approval of the Urban Forest Management Branch.
2. Prior to site plan approval, a noise study of the site shall be provided to the Department of Planning and Zoning for review and approval. This noise study shall be conducted in accordance with DPZ guidelines.
3. Should the noise study reveal that the proposed rear yards of any of the proposed units are impacted by noise levels greater than 65 dBA, these noise levels shall be mitigated. In order to reduce the maximum interior noise to a level of 45 dBA Ldn or less, residential units impacted by noise levels greater than 65 dBA shall have at least the following acoustical attributes:
 - Exterior walls shall have a laboratory sound transmission class (STC) rating of 45;
 - Windows shall have a STC of 31, exterior doors and sliding doors shall have a STC of 30. If glazing constitutes more than 20% of any façade, it shall have the same laboratory STC rating as walls; and
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.