

## PROPOSED DEVELOPMENT CONDITIONS

FDP 2004-SU-015

November 16, 2004

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2004-SU-015 for residential development located at Tax Map 34-2 ((1)) 18; 34-4 ((1)) 4-6; 34-4 ((2)) 1-12; 34-3 ((3)) 1-4 and 6-12, and right-of-way for Armfield Street and portions of Lowe Street and Louise Avenue to be abandoned and/or vacated; staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Public access, for ingress and egress for the property owner and access for service and emergency vehicles, shall be maintained from Centreville Road to Tax Map Parcel 34-4 ((3)) 5 at all times during development of the property.
  
2. Prior to final subdivision plat approval, an acoustical study ("Study") shall be provided to DPWES and DPZ for review and approval, to assess the impact of transportation noise from Centreville Road on the proposed development based on final house locations. Any units which are determined to be within a noise impact zone of DNL 70 dBA or above shall be identified on the subdivision plat, and shall be constructed with the following acoustical treatment measures in order to reduce interior noise to a level of approximately DNL 45 dBA in those units:
  - (i). Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45.
  - (ii). Doors and windows shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of DNL 70 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows shall have an STC rating of at least 45.
  - (iii). All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.