APPROVED DEVELOPMENT CONDITIONS

FDP 2003-DR-031

March 12, 2004

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2003-DR-031 for residential development located at Tax Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A and 40-2 ((34)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Single-family detached dwellings with sunrooms shall not be permitted to include future enclosure of decks into screened-in porches or sunrooms. Disclosure of this restriction shall be recorded in the HOA documents and covenants governing the property and shall be disclosed in writing to prospective purchasers prior to entering into a contract of sale.

2. Architectural elevations of both single-family detached and attached dwelling units shall be forwarded to the Dranesville District Supervisor and Planning Commissioner for review and comment prior to site plan approval.