FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-DR-058

July 14, 2004

If it is the intent of the Planning Commission to approve FDP 2003-DR-058 for a single family detached development at Tax Maps 10-4 ((1)) 1, 2A, 2B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Young Property" consisting of four sheets prepared by Charles P. Johnson & Associates, dated October 7, 2003, as revised through June 24, 2004.

2. The ingress/egress and/or right-of-way easement for Young Avenue, including the portion located east of Folly Lick Branch in the Town of Herndon, shall be vacated and/or abandoned prior to issuance of the first building permit, but only upon agreement by the Town of Herndon to establish and maintain a link to the Towns trail system via the current easement from the bridge to the cul-de-sac of Young Avenue. Lack of such agreement in writing by the Town of Herndon after good faith efforts by the developer to elicit such an agreement shall make this condition null and void.

3. If requested by the Park Authority, railings shall be provided on the Young Avenue bridge prior to dedication.

4. The stormwater facility may be increased in size from the facility depicted on the CDP/FDP in order to provide the required detention and BMP facilities in accordance with the proffers and conditions for CBE #026338 as determined by DPWES.

5. The house on Lot 4 may be replaced; however, no part of the structure shall encroach into the RPA. The structure shall be designed to front towards Fantasia Drive. The house shall provide, at a minimum, eighteen foot front yards, eight foot side yards and twenty-five foot rear yards.

6. The development shall be subject to Chesapeake Bay Exception #026338 conditions as adopted by the Board of Supervisors.

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