

PLANNING COMMISSION APPROVED DEVELOPMENT CONDITIONS

November 1, 1996

FDPA C-448-23

If it is the intent of the Board of Supervisors to approve FDPA C-448-23, staff recommends that such approval be subject to the following conditions:

1. Noise attenuation measures shall be provided for the area within 120 feet of the centerline of Hayfield Road which are consistent with those applicable within other sections of Kingstowne as set forth in Proffer 13 of PCA C-448-2 and RZ 84-L-020.
2. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into contract of sale.
3. The townhouse units featuring rear-loading garages shall conform to all PFM design standards, to the satisfaction of DEM.
4. Potential purchasers shall be advised prior to entering into contract of sale that the maintenance of the private internal streets for Section 19 shall be the responsibility of the Homeowners Association and not the responsibility of VDOT or the County of Fairfax.
5. All driveways on all townhouse lots (with the exception of Lots 1, 2, 3, 4, 5, 28, 29 and 30) shall measure a minimum of eighteen (18) feet in length. If required in final engineering, lot 6 and lot 27 have the option of measuring less than eighteen feet in length. All effort shall be made to maximize the number of driveways with a minimum length of eighteen (18) feet.
6. Potential purchasers of lots 1, 2, 3, 4, 5, 28, 29 and 30 shall be advised prior to entering into contract of sale that parking of vehicles in the driveways of these lots is prohibited if the parked vehicle obstructs any portion of the adjacent sidewalk. Notice of the parking restriction shall be included in the deeds for lots 1, 2, 3, 4, 5, 28, 29 and 30. This condition applies to lot 6 and lot 27 if final engineering results in the driveways of these lots measuring less than eighteen (18) feet in length.

7. A minimum of one-hundred and eighty-four (184) parking spaces shall be provided on the site. Driveways measuring less than eighteen (18) feet in length shall not be considered for inclusion in the total number of minimum required parking spaces.
8. Landscaping treatments shall be provided consistent with those to be provided in other single-family attached sections within Kingstowne, as generally shown on page 2 of the FDPA.
9. An internal connection shall be provided to the north to facilitate inter-parcel access to Parcel O, generally as shown on the FDPA, with the final location of the connection to be determined by DEM. The developer of Section 19 shall provide an inter-parcel access easement and ancillary easements for connections to Parcel O to the north.
10. Stormwater management shall be provided for Section 19 and the proposed development, to the satisfaction of DEM.
11. At all peripheral lot lines, bulk regulations shall conform to those of the conventional R-16 Zoning District as specified in the Zoning Ordinance for affordable dwelling unit developments.