

PROPOSED DEVELOPMENT CONDITIONS

FDP 1999-LE-047

If it is the intent of the Planning Commission to approve Final Development Plan FDP 1999-LE-047 for residential development located at Tax Map 90-4 ((1)) 19A pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development condition:

1. If the provision of recreational facilities off-site is approved by the Board of Supervisors pursuant to Par. 2 of Sect. 6-404, a document subject to the County Attorney's review and approval which grants the right of future residents of the proposed development to use such off-site facilities shall be recorded among the Fairfax County land records prior to final subdivision plat approval.

In addition, if the recreational facilities are to be constructed off-site, documentation shall be submitted for the County Attorney's review and approval that demonstrates the right to construct facilities at the selected off-site location and that the future residents of the proposed development shall have the right to use such facilities. Timing of such construction shall be determined pursuant to Par. B of Sect. 6-404.

2. In order to reduce exterior noise to DNL 65 dBA or less in the rear yard of Lot 10, the noise barrier shown on the CDP/FDP generally along the southern boundary of Lot 10 shall be extended at a sufficient distance to break the lines of sight between traffic on Beulah Street and the rear yard of Lot 10. Prior to subdivision approval, documentation shall be provided (cross-sectional information based on final site topography) for the review and approval of DPWES which demonstrates that the rear yard of Lot 10 will be shielded from highway noise to the extent feasible.