

# PLANNING COMMISSION APPROVED DEVELOPMENT CONDITIONS

FDPA 1996-MV-037-2

July 26, 2000

If it is the intent of the Planning Commission to approve FDPA 1996 MV-037-2 located at Tax Map 107-2 ((1)) 43 pt. and 107-4 ((1)) 17A1 pt. on 14.40 acres to permit single-family development zoned PDH-5 and developed with 115 single-family detached residential units, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which apply only to Land Bay G of the Lorton Town Center. The development conditions dated February 9, 1998, which were imposed with approval of FDP 1996-MV-037 and those dated October 21, 1999, which were imposed with approval of FDPA 1996-MV-037 remain in full force and effect for the remainder of the Lorton Town Center except as may be superceded here.

1. Development of Land Bay G shall be in substantial conformance with the amended final development plan entitled Lorton Town Center, prepared by Dewberry & Davis, last revised on July 20, 2000.
2. The side of the unit located on Lot 49 and the sides of the units located on Lots 1, 36, 37, 69, 70, and 73 which front on Lorton Station Boulevard shall be constructed in substantial conformance with the elevations contained on Sheet 10 of the FDPA.
3. Residential structures shall be constructed in substantial conformance with the Elevations presented on Sheet 9 of the FDPA , subject to DPWES approval. Building materials shall consist of a mixture of siding, brick, and/or stone. Building materials and architectural treatments shall be consistent throughout Land Bay G. Quality of building materials and architectural details used shall be consistent with others in the PDH-5 development.
4. All single-family detached units shall have a two-car garage.
5. Private streets within the development shall be constructed in conformance with Public Facilities Manual public street standards for materials and depth of pavement, subject to DPWES approval.
6. Purchasers of units shall be advised in writing prior to entering a contract of sale that the homeowners association shall be responsible for the maintenance of all the private streets and alleys in the development. The homeowners association documents shall specify that the homeowners association is responsible for the maintenance of private streets and other common facilities.

7. A covenant shall be recorded which provides that garages shall only be used for purposes that will not interfere with their intended purpose of parking vehicles and that garages may not be converted to living space. 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 and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of this use restriction prior to entering into a contract of sale.
8. Prior to any clearing or grading on the site, the limits of the RPA, EQC, and wetlands not previously permitted for filling or removal shall be fenced and flagged, using materials specified by the Urban Forester, to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.
9. Sidewalks shall be provided on both sides of the private streets as depicted on Sheet 7, subject to DPWES approval.
10. Provisions of the Soil Erosion and Sedimentation Control Ordinance shall be strictly enforced. Areas which are disturbed for the purpose of removing fill for transport to other sections of the site shall be stabilized and seeded immediately following soil removal, as determined by DPWES in coordination with Urban Forestry. Disturbance and/or soil removal which damages trees in peripheral areas which are proposed to be saved shall not be permitted, subject to Urban Forestry review and approval.
11. Landscaping shall be provided which is in substantial conformance with that shown on Sheet 6 of the FDPA. In addition to the landscaping shown, supplemental evergreen shrubs/trees shall be provided where determined necessary by the Urban Forester to provide effective, year-round screening of parking areas and alleys from Lorton Station Boulevard and to serve as a buffer for the EQC and RPA along the rear lot lines for lots 91-115, as approved by the Urban Forestry Division.
12. At the time of the first submission of the subdivision plan the limits of clearing and grading shall be established which demonstrate that adjacent, off-site trees will not be damaged by construction activities on this site. Tree protection fencing shall be erected at the limits of clearing and grading prior to land disturbing activities on site and shall remain in place during all phases of construction, subject to Urban Forestry Division approval. Materials and installation of tree protection fencing shall conform to the following standard: four (4) foot high orange plastic fence attached to six (6)

foot steel posts, driven eighteen (18) inches into the ground and placed no further than six (6) feet apart.

13. All alleys shall be constructed with a minimum pavement width of eighteen (18) feet within a minimum twenty (20) foot easement, subject to DPWES approval.
14. NO PARKING signs shall be posted in all alleys. Homeowner Association documents shall inform all purchasers that the alleys may not be used for parking.
15. Purchasers of units which abut EQC or RPA shall be advised in writing prior to entering a contract of sale of the existence of this feature and of the prohibition against clearing beyond the property line or using the area as a depository for trash, lawn clippings, or other debris. The homeowner's association documents shall contain this information.
16. Landscaping depicted on the FDPA to be planted along Lorton Station Boulevard which cannot be planted due to the presence of utility easements or site distance shall be planted elsewhere on the site, as approved by the Urban Forestry Division.