

APPROVED DEVELOPMENT CONDITIONS

FDPA 89-P-063-2

December 3, 1997

If it is the intent of the Planning Commission to approve FDPA 89-P-063-2 located at Tax Map 45-3 ((4)) D and E, the staff recommends that the approval be subject to the following development conditions. If imposed, these conditions shall supersede all previous FDP conditions for Tax Map 45-3 ((4)) D and E. An asterisk denotes conditions carried forward from previous applications.

1. Development of the property shall be in substantial conformance with the three sheets of the FDPA entitled "Conceptual/Final Development Plan Amendment - St. Paul Chung Catholic Church" prepared by Dewberry and Davis and dated April 3, 1997, as revised through October 14, 1997.
2. The number of seats in the church shall not exceed 600.*
3. The Applicant shall coordinate with the Urban Forestry Branch of DEM during site development to protect the mature hardwoods identified for preservation in the southwestern portion of the site.
4. Existing dead or dying vegetation along Fair Lakes Parkway and Stringfellow Road, and required plantings which do not meet PFM standards along Rippling Pond Drive shall be replaced and maintained, in coordination with the Urban Forestry Branch of DEM.

The following are additional conditions submitted by the applicant per letter to the Water's Edge Homeowners Association from Dai H. Oh, dated January 12, 1998.

5. In order to provide additional buffering along the northern property line, the Applicant shall provide the following:
 - Landscaping shall be installed on adjacent Lot 1 with the permission of the lot owner.
 - Landscaping shall be installed on the property owned by the Water's Edge Homeowners Association adjacent to the Application Property and Stringfellow Road. The property owner must provide permission to plant within this area. The plantings shall include evergreens in conjunction with berming to create an additional buffer to Stringfellow Road and the Application Property.
 - Existing fencing along the Applicant's property line shall remain.
6. Concurrent with the development of the Application Property, the Water's

Edge Homeowner's Association shall contract for the installation of a brick sign at the right side the entrance from Fair Lakes Parkway similar to the Applicant's existing sign. The name of the residential community "Greens of Fair Lakes" and a subname below of "Water's Edge" shall be provided. The Water's Edge Homeowners Association shall contract for the installation of the sign, apply for appropriate permits, provide a source of electricity to light the sign, and provide future maintenance of the sign. The applicant shall pay for the cost of constructing and installing the sign.

7. As represented on the conceptual/final development plan amendment prepared by Dewberry and Davis, dated May 30, 1997 and revised through October 14, 1997, (the "CDPA/FDPA") the existing landscaping along Rippling Pond Drive will be augmented with additional evergreen plantings in accordance with a landscape plan. The landscaping shall provide a dense year round screen at least four to five feet high subject to the limitations associated with the existing Colonial Gas Pipeline easement. The height of the landscaping shall be reached in at least four to six years.
8. All plant material on the Application Property shall be tended and maintained by the Applicant in a healthy growing condition, replaced when necessary, and kept free of refuse and debris, including weeds, so that the appearance of the Application Property is consistent with the adjacent residential community.
9. The chain link fence shown on the CDPA/FDPA along the southern portion of the Application Property shall be eliminated. In lieu of the chain link fence, the Applicant shall install low level plantings to deter children from accessing Fair Lakes Parkway.
10. The Applicant shall install a playground on the Application Property. The playground shall be of a size and in a location as determined by the Applicant. The adjacent residential community may have access to the playground upon resolution of any liability issues.
11. The dumpsters shown on the CDPA/FDPA shall be relocated behind the existing building.
12. The Applicant shall provide an announcement at least once a month to its congregation either by church bulletin or on a centrally located bulletin board reminding its members of the following:
 - Congregation members shall yield to any homeowner cars entering or exiting their driveways.
 - Congregation members shall not park on Rippling Pond Drive.
 - Congregation members shall obey posted speed limits on Rippling Pond Drive.