

PROPOSED DEVELOPMENT CONDITIONS

FDPA 93-H-032

If it is the intent of the Planning Commission to approve FDPA 93-H-032 located at tax map 16-3 ((1)) pt. 24 and 16-4 ((1)) 30, staff recommends that such approval be subject to the following development conditions: These conditions supercede all previously approved conditions. Those conditions marked with an asterisk (*) are brought forward from the previous conditions and modified as applicable.

1. Development of the application property shall be in conformance, as defined by Sect. 16-403 of the Zoning Ordinance, with the Final Development Plan Amendment FDPA 93-H-032 entitled "Davis/Frying Pan Road" as prepared by VIKA dated December 12, 1997 as revised through March 25, 1998 and these conditions.
- *2. The developer shall construct full cross-section improvements to Fox Mill Road in the area of the northern entrance to the site, as determined by DEM in consultation with VDOT, at the time of site development provided sufficient right-of-way and construction easements have been recorded and sufficient funds are made available by others for the engineering and construction of the opposing half section.
- *3. The trash receptacle associated with a bus shelter provided along either the Frying Pan Road frontage or Fox Mill Road North Connector frontage shall be maintained by the homeowner's association or the management company, as applicable, established for the development. Outside trash dumpsters, if provided, shall be screened from view with a landscaped barrier and located as may be approved by the Department of Environmental Management.
4. Recreational facilities consisting of a tot lot, swimming pool and clubhouse with fitness center (or equivalent) shall be provided as generally shown on the FDPA.
5. In addition to the existing and proposed landscaping depicted on the FDPA, supplemental landscaping sufficient to achieve an effective year round screen shall be provided and maintained along the site's Fox Mill Road frontage adjacent to the Greg Roy subdivision, as may be determined by feasible and appropriate by DEM/Urban Forester.

6. Notwithstanding the FDPA plan notations indicated that a right-in/right-out only access may be provided as depicted along the Fox Mill Road North Connector, full turning movements may be permitted at this entrance subject to review and approval by the Office of Transportation in conjunction with the Virginia Department of Transportation (VDOT).
7. A five (5) foot wide easement for public street purposes shall be provided immediately behind the Fox Mill Road right-of-way in the area along Fox Mill Road west-southwest of Greg Roy Lane in order to provide minimal space to allow for the placement of signs or traffic control/assistance devices, as may be determined necessary by VDOT.