

FINAL DEVELOPMENT CONDITIONS

FDPA 2000-MV-057 and FDP 2001-MV-039

February 28, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDPA 2000-MV-057 and FDP 2001-MV-039 in the PDH-4 District for single-family residential development located at Tax Map 107-3 ((1)) 13, 14, 16 and 107-3 ((1)) 15, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supercede those imposed with FDP 2000-MV-057.

1. Development of the subject property shall be in substantial conformance with the FDPA/FDP entitled "The Village at Lorton Valley," prepared by Bowman Consulting Group, Ltd., dated November 16, 2001, and revised to February 25, 2002.
2. The location of the methane gas pipeline located within the Dixon Street right-of-way shall be identified on the record plat, prior to its approval. The location of the pipeline shall also be disclosed in the HOA documents.
3. The affordable dwelling units which are provided within a duplex structure shall be designed with individual privacy yards that are fully enclosed by fencing a minimum of six (6) feet in height, unless it is demonstrated that the individual dwellings will not have direct rear access to the outdoors. Additional plantings consisting of a mixture of evergreen and deciduous trees and shrubs shall be planted along the north side of the 4-unit affordable dwelling unit structure and along the south and west sides of the duplex unit to provide screening from the adjacent single family detached units, subject to Urban Forestry Division approval.
4. The fence located in the open space along the southern and western property boundaries shall be constructed of solid wood, board-on-board, masonry, or other similar materials to provide effective screening of the adjacent landfill operations.
5. A 4 foot wide sidewalk shall be provided along one side of all of the private streets.
6. Prior to subdivision plan approval, a wetlands study shall be submitted to DPWES in order to determine the presence of wetlands in the northwest corner of the site. In the event Non-Tidal Wetlands are disturbed to accommodate the proposed site layout, the applicant shall demonstrate to the satisfaction of DPWES compliance with Sect. 404 of the Clean Water Act.
7. All turnarounds and parking shall be designed to meet PFM requirements, subject to DPWES and DOT approval.