

PROPOSED DEVELOPMENT CONDITIONS

FDP 2003-PR-026

May 19, 2005

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2003-PR-026 for residential development located at Tax Map 39-3 ((1)) 15, 16, 17, 18, 18A, 18B, 18C, 18D, 18E, 32; 39-3 ((1)) 33A, 33B, 33C; 39-3 ((38)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. If deemed necessary by DPWES for interior noise mitigation of new dwellings to be located within 99 feet of the centerline of Cedar Lane (Lots 4, 5, and 23), in order to reduce interior noise to a level of approximately DNL 45 dBA, within noise contour levels DNL 65 to 70 dBA, the following acoustical treatment measures shall be included:
 - Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - Doors and windows shall have a laboratory STC of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the glazing shall have a STC rating of at least 39.
 - All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
2. The stormwater management facility shall be engineered to ensure that the outfall will not increase the hydrology or jeopardize the tree preservation areas proposed on the CDP/FDP, subject to DPWES and UFM approval.
3. Disclosure of the requirements for the proposed relocation of the driveway access for Lot 24 at such time as the dwelling is replaced shall be provided to any potential purchasers of that lot.