

DEVELOPMENT CONDITIONS

FDP 2005-MA-008

August 31, 2005

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2005-MA-008 for mixed-use development located at Tax Map 62-3 ((1)) 13A, 14-15, 17-19; 62-3 ((7)) 1A, 2A, 3-5, 6A, 7A, 8-10; and portions of Condit St., S. Greenbrier St., and related cul-de-sac rights-of-way to be vacated and/or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Fairfield – Bailey's Crossroads", prepared by William H. Gordon Associates, Inc., and dated February 2005, as revised through August 31, 2005.
2. Use of the loading spaces by residents will be controlled and scheduled by the manager of the development.
3. The Applicant shall provide underground on-site stormwater management (SWM) and Best Management Practices (BMPs) facilities as shown on the CDP/FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code, subject to the approval of the Board of Supervisors.
4. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The maintenance responsibilities shall be disclosed in the homeowners' association documents established for the residential units. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.