

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2002-HM-043

November 9, 2005

If it is the intent of the Planning Commission to approve FDP 2002-HM-043 for a mixed-use development located at Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A and 39A staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Arrowbrook Centre" consisting of thirty sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through October 28, 2005.
2. The grave sites indicated on the CDP/FDP shall be fenced and a memorial marker identifying the burial area shall be installed.
3. A public access easement shall be provided to the cemetery.
4. Perpetual maintenance of the cemetery shall be provided by the Homeowners Association/Condominium Owners Association (HOA/COA). This maintenance responsibility shall be placed within the HOA/COA documents and disclosed to initial purchasers of residential dwelling units.
5. Noise contours in excess of 65 dBA Ldn shall be depicted from the centerline of the Dulles Airport Access Road and Centreville Road on all site plan submissions.
6. Development of the property shall be in conformance with the development conditions associated with Resource Protection Area Encroachment #1504-WRPA-001-1.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.