

PROPOSED DEVELOPMENT CONDITIONS

FDP 1999-SU-028

November 10, 1999

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1999-SU-028 from the R-1 District to the PDH-3 District for residential development located at Tax Map 55-1 ((5)) 1, 2; 55-1 ((1)) 3A, 4; 55-1 ((3)) 41, 41A pt., 42, 42A pt., 43, 43A pt., (formerly 55-1 ((3)) 41, 42, 43), 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 "Conceptual/Final Development Plan, Addition to Fair Lakes Crossing", prepared by: BC Consultants and dated March 16, 1999, as revised through September 23, 1999.
2. A pedestrian connection within a public access easement shall be provided through the development to Stringfellow Road, to permit access to the nearby Fair Lakes Shopping Center, as determined by DPWES.
3. The architecture of all of the proposed units, including Affordable Dwelling Units (ADUs), shall be consistent with that shown on Sheet 4 of the CDP/FDP, as determined by DPWES. Landscaping shall be consistent with that shown on Sheets 1, 3 and 4 of the CDP/FDP, as determined by the Urban Forester.
4. Reforestation proposed along Stringfellow Road shall be in accordance with the PFM and shall be coordinated with the Urban Forestry Branch, DPWES.
5. To the maximum extent possible, as determined by DPWES, utility crossings of the EQC shall be co-located with the road crossing, and installed in the least disruptive manner possible considering cost and engineering, as determined by DPWES.
6. If the proposed asphalt trail connecting the development to the VDOT park and ride facility to the south is not constructed at the time of construction of this development, the applicant shall escrow adequate funds, as determined by DPWES, for the future construction of the trail with DPWES.
7. Access easements shall be provided along the private road to the townhouse portion of the development in order to provide for interparcel access to Parcels 3 and 4 to the north and Parcel 5 to the south.

8. The proposed SWM facility shall be located to receive/control increased runoff from the proposed development. An adequate outfall analysis and stormwater routing shall consider the entire upstream watershed and shall extend beyond the downstream Melville Lane stream crossing, as determined by DPWES.
9. The site and BMPs shall be designed such that peak flow of the 2 and 10 year storms associated with the site are reduced to 50% of pre-development flows, if determined to be desirable by DPWES. The SWM facility shall be designed to compensate for the controlled runoff from the ADU development and Parcels 3, 4 and 5, if determined necessary by DPWES.
10. If it is determined that any disturbance, including road or utility construction, is necessary within the gas pipeline easement located along the west side of Stringfellow Road, documentation from the pipeline company shall be provided to DPWES at the time of site plan review which indicates that the proposed disturbance is acceptable to the gas pipeline company.