

FINAL DEVELOPMENT PLAN CONDITIONS

October 30, 1996

FDP 87-C-060-16 and FDPA 87-C-060-15

Land Bay 6, Section 2 - McNair Farms

Approved by the Planning Commission on November 13, 1996

If it is the intent of the Planning Commission to approve FDP 87-C-060-16 and FDPA 87-C-060-15, the staff recommends that such approval be subject to the following conditions.

1. Development of the application property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan FDP 87-C-060-16/FDPA 87-C-060-15 as prepared by Charles P. Johnson and Associates, Inc. dated May 26, 1996 as revised through October 1, 1996 Sheets 1 and 2 and these conditions.
2. Garages may not be converted into living space or to any use other than for the parking of vehicles. A covenant setting forth this use restriction shall be recorded among the Fairfax County Land Records prior to the sale of any lots. The covenant shall run to the benefit of the homeowners' associations and to Fairfax County and shall be approved prior to recordation by the County Attorney. Each initial residential sales contract shall expressly contain this use restriction.
3. No permanent trash dumpsters shall be placed on site; all trash is to be picked up via curbside service.
4. The landscape planting materials depicted on the FDP/FDPA shall, at a minimum, meet Public Facilities Manual guidelines, including size and height.
6. Parking spaces provided in the driveways shall meet Public Facilities Manual specifications for size, length and parking geometrics.
7. Access to and use of all common recreational facilities provided in McNair Farms shall be conveyed to the future residents of this portion of Land Bay 6 on an equal basis with all other residents.
8. If blasting is required, and before any blasting occurs the subject property, the developer will insure that the Fairfax County Fire Marshal has reviewed the blasting plans and all safety recommendations of the Fire Marshal, including,

without limitation, the use of blasting mats, shall be implemented. In addition, the Development shall:

- A. Retain a professional consultant to perform a pre-blast survey of all structures located within 150 feet of the property boundary;
 - B. Require the consultant to request access to structures located within 150 feet of the blast site, to determine the pre-blast conditions of these structures;
 - C. Require the consultant to place seismographic instruments near these structures prior to blasting to monitor the shock waves;
 - D. Be fully insured to federal requirements;
 - E. Repair any damages to structures located within 150 feet of the blast site which are directly attributable to the blasting activity;
 - F. Give twenty-four (24) hours advance notice to all abutting property owners, including the child care center in Land Bay 7, before commencing any blasting activity.
9. This development is subject to the Affordable Dwelling Unit Ordinance. A total of 17 affordable dwelling units (ADUs) are required for this site. The "bank" of 5 ADUs currently "on account" for McNair Farms pursuant to the ruling of the ADU Advisory Board may be used for this purpose. In order ensure that the applicant's ADU obligation is fulfilled and to assist the Department of Environmental Management (DEM) in tracking the ADU requirement for McNair Farms, the remaining requirement for 12 ADUs to be provided in future development of Land Bay 1 shall be included as a notation on the site plan submitted to DEM for Land Bay 6, Sect. 2. It should be noted that this requirement for 12 ADUs is in addition to, and does not relieve the applicant of, any ADU requirements which may be applicable in Land Bay 1.