

## PROPOSED DEVELOPMENT CONDITIONS

FDPA 86-S-083-2

REVISED

December 11, 1996

If it is the intent of the Planning Commission to approve FDPA 86-S-083-2 located at Tax Map 53-2 ((6)) C for the development of 37 single family homes, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions applicable to the property:

1. Any plan submitted pursuant to this Final Development Plan Amendment shall be in conformance with the approved Plan entitled "Chevy Chase/Sully Station II" and prepared by Dewberry and Davis, which is dated June 21, 1996, as revised through November 22, 1996, and these conditions.
2. For the purpose of maximizing the preservation of trees, a tree preservation plan shall be prepared by an arborist certified by the International Society of Arboriculture and retained by the applicant. The tree preservation plan shall be submitted as part of the final subdivision plan subject to the review and approval of the Urban Forester/DEM. This plan shall provide for the preservation of specific quality trees or stands of trees located within the area designated for dedicated open space, the tree save areas shown on lots 1-12, 27-30, and lot 37, and where feasible, trees along the backs and edges of individual lots. Trees shall be preserved within individual lots to the maximum extent feasible without precluding the development of a typical home on each of the lots. DEM may require modifications to the landscape plan to the extent that said modifications do not alter the number of dwelling units as shown on the plan, reduce the size of the units or require the installation of retaining walls greater than four feet in height. The arborist contracted by the applicant shall monitor the construction of the proposed development to ensure consistency with the tree preservation plan.
3. The vacated portion of the existing cul-de-sac for Stone Creek Drive shall be scarified and restored, subject to the review and approval of DEM.
4. Additional landscaping shall be provided in the form of a random mix of hardwood and evergreen trees to provide a forested visual screen that will be placed in the proposed tree save area located between existing lots 1-6 and 8-12 of Section 11 within Sully Station Phase II, and proposed lots 1, 2, 9-12, and lots 27, 28, 29, and 30 shown on the FDP. Such landscaping shall be subject to the approval of the Department of Environmental Management. The delineation of the 35 foot wide tree save area shall be clearly marked on

the site prior to the approval of the grading plan. The mature hardwood trees in the vicinity of the tree save area shall be retained to the maximum extent feasible, including the oak trees along the boundary of proposed lot 1 and the adjacent lot identified as 5820 Deer Pond Court.

5. A supplementary declaration shall be added to the Sully Station II Homeowners Association documents which specifies the actual conditions for the maintenance of the 35 foot tree save area such that the enforcement of the provisions for continuing maintenance of the tree save area will be the responsibility of the Homeowners Association.
6. Subject to the review and approval of the Fairfax County Park Authority, the existing basketball court located in the vicinity of Section 4 of Sully Station Phase II shall be regraded and reconstructed, or other appropriate measures taken, to improve the drainage from the area and to prevent ponding of water on the pedestrian trail and the basketball court.
7. Hardwood and/or evergreen trees shall be planted within the northern portion of the proposed open space adjacent to the rear property lines of existing lots in Sections 11 and 12 of Sully Station Phase II, subject to DEM approval, to buffer the lots from the basketball court and the tot lot located to the west of the existing homes.