

## **FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2003-MV-060**

**February 6, 2006**

If it is the intent of the Board of Supervisors to approve Final Development Plan Application FDP 2003-MV-060 for residential development located at Tax Map 108-1 ((1)) 12, 13, 14, 15, 16; 108-1 ((3)) 1, 2, 2A, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. In addition to the landscaping illustrated on the CDP/FDP, evergreen trees shall be provided between the outside of the noise wall and the sidewalk, subject to the approval of Urban Forest Management, DPWES.
2. The Applicant shall submit the necessary application materials for the vacation/abandonment of the off-site entrance to the Lyndham Hill Phase I development to DPWES and FCDOT, prior to or concurrent with the submission of the first site/subdivision plan for the application property.
3. The applicant shall retain a professional arborist, with experience in plant appraisal to determine the replacement value of all trees 10 inches in diameter or greater located within 25 feet of the outer edge of the limits of clearing and grading and the proposed wood chip trail, as shown on the CDP/FDP. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site/subdivision plan. The replacement value shall take into consideration the age, size, and condition of these trees and shall be determined by the so-called Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM, DPWES.
4. At the time of site/subdivision plan approval, the applicant shall post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash bond shall consist of 33% of the letter of credit. At any time prior to final bond release, should any bonded trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent species and ten (10) year canopy cover as approved by UFM. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount equal to 20% of the total amounts originally committed. Any funds remaining in the letter of credit or cash bond will be released two (2) years from the date of release of the Application Property' s conservation escrow, or sooner, if approved by UFM, DPWES.

