

PROPOSED FDP DEVELOPMENT CONDITIONS

FDP 1998-LE-055

September 2, 1999

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-LE-055 located at Tax Map 92-4 ((1)) 58 and 101-2 ((1)) 11A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. **Pedestrian Connections** - Sidewalks shall be provided on the northern and southern sides of the southernmost private street which connect the single family detached and attached homes.
2. **Parking** - A garage shall be provided if a driveway, which is a minimum of eighteen (18) feet in length, not including any area necessary for sidewalk crossings, is provided for tandem parking as described in the proffers. The number of street trees shall not be reduced in order to provide additional parking if units are constructed without garages. Any trees which are relocated shall be installed in the general location, and in a similar proximity to the street, as those shown on the CDP/FDP.
3. **Fairchild Drive Vacation** - Option (1) in the proffers relating to Fairchild Drive shall be qualified as follows: (1) the applicant shall pursue and shall cause to be vacated that portion of Fairchild Street which stubs into the application site on its northern property line.
4. **Ingress/Egress Easement** - The easement, which permits public ingress/egress on private streets within the development, shall be recorded at the time of Site/Subdivision Plan Approval.
5. **Emergency Access** - Emergency access shall be provided in the form of break-away gates, or equivalent, as approved by the Fire Marshal, in the locations shown on the CDP/FDP.
6. **Obstruction Removal from Stream** - The applicant's Certified Arborist shall be present at all times to monitor and assure that any tree cover within the stream buffer is not damaged or destroyed during stream obstruction removal operations. If any tree cover is damaged or destroyed, it shall be replaced by the applicant as determined by the Urban Forester, DPWES.
7. **Control Measures for Stream Monitoring** - The "control section" defined in the proffers as it relates to stream monitoring shall be extended to 1,650 feet downstream of the northern property line. The number of monitoring stations within the control section shall be increased to sixteen (16). The "control period" shall begin at the time the first storm sewer pipe conveying drainage from the site into the north/south ditch is constructed. If the control period is extended due to

evidence of a non-stable stream, all cross sections within and near the stabilized area shall be monitored by the applicant, as determined appropriate by the Director, DPWES, in coordination with the Northern Virginia Soil and Water Conservation District.

8. **Wetlands** - If requested by DPWES at the time of site/subdivision plan review, the applicant shall provide applicable wetland studies. If appropriate permits cannot be obtained, a reduction in the number of units proposed to be constructed in the affected portion of the development may be required.
9. **Foundation Warranty** - Upon conveyance of each dwelling unit, the applicant shall provide to initial purchasers, a ten (10) year warranty against foundation defects from a licensed insurer. Such initial warranty shall be transferrable by the initial purchaser to subsequent purchasers.
10. **Landscaping and Transitional Screening** - Any landscaping shown on the CDP/FDP which is removed in order to locate necessary utility lines, trails, etcetera, shall only be removed when determined to be necessary by the Director, DPWES. If so, then an area of additional landscaping of equivalent value shall be substituted at an alternate location on the site, as determined by the Urban Forester, DPWES.
11. **Boundary Delineation of Huntley Meadows Park** - Along the site's western property line, metal signs which delineate the abutting Huntley Meadows Park boundary shall be posted at three-hundred (300) foot intervals.
12. **Setbacks** - A minimum side yard setback of six (6) feet shall be maintained between single family detached residential lots, and also between single family detached and single-family attached lots.
13. **Privacy Yards** - Enclosed privacy yards shall be provided for all single-family attached dwellings.
14. **Disclosure and HOA Documents** - The Declaration of Covenants, Conditions and Restrictions shall specify that the entire homeowner's association, including residents of the single family detached, single family attached and multi-family dwellings, shall be financially responsible for the private streets and all recreational facilities on the application site.