

PROPOSED DEVELOPMENT CONDITIONS**FDP 1998-PR-023****OCTOBER 28, 1998**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-PR-023 from the R-1 to the PDH-4 for residential development located at Tax Map 39-4 ((1)) 127, staff recommends that the Planning Commission condition the approval by requiring substantial conformance with the following development conditions.

1. All homes constructed within the development shall meet the R-4 conventional setbacks at the periphery of the development, as determined by the Director, DPW&ES.
2. A cash contribution of \$955 per dwelling unit shall be made to the County, the FCPA or the homeowner's association, by the applicant, as required by Par. 110 of Sect. 6 of the Zoning Ordinance. At that time, the applicant shall submit a written justification for such off-site location and evidence that the future residents of the development shall have the right to use the recreational facilities at such off-site location, in accordance with Par. 2 of Sect. 16-404.
3. All open space, as shown on the FDP, shall be conveyed to a homeowner's association to be formed, as approved by the County Attorney.
4. Prospective purchasers of homes within the development shall be notified, in writing, of the maintenance responsibility of the private street by the Homeowners' Association, prior to entering into any contract of sale. Purchasers shall acknowledge receipt of this information in writing. A covenant, setting forth the maintenance responsibility of the private streets by the Homeowners' Association shall be recorded among the land records of Fairfax County. Each deed of conveyance shall expressly contain this disclosure.