

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 1999-SU-005

June 24, 1999

If it is the intent of the Planning Commission to approve Final Development Plan FDP 1999-SU-005 for residential development at Tax Map 45-4 ((1)) 12, 13A, 14-21, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by BC Consultants dated November 1998 as revised through June 22, 1999, consisting of three sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2.A small freestanding sign which identifies the neighborhood park shall be installed along Fields Brigade Road/Meadow Field Road in a location to be determined in consultation with the Park Authority. The sign shall be in conformance with Park Authority standards for park identification signs.

3.A public access easement shall be recorded on the property to ensure public access to the Stewart cemetery through the application property.

4.All street lights and lights located along pedestrian walkways shall utilize full cut off shielding to minimize glare.

5.In accordance with PFM standards, unless waived or modified by DPWES, stormwater runoff from developed portions of the site shall be conveyed to the stormwater management BMP facilities shown on the CDP/FDP. In addition, landscaping, consisting of native species of vegetation, shall be provided in and around the stormwater management facilities as approved by the Urban Forester and DPWES.

6.If it is determined during site plan review that the "Possible Stormwater Management Pond" located near Route 50 is not required or if the applicant obtains a waiver or modification such that this stormwater management facility is not necessary, the Applicant, in conjunction with a certified arborist, shall evaluate and incorporate additional tree save areas, to the extent feasible, in the area currently designated as "Possible Stormwater Management Pond." This condition shall not be interpreted to preclude development of the approved number of units.

7.Units sides adjacent to public streets shall incorporate features such as architectural trim and/or brick to enhance the streetscape.

8.There will be no inter-parcel access from the internal, private streets of the Property to the internal, private streets of the Fair Lakes Court development.

9. Trees to be planted by the Applicant in the southeast corner of the Property, behind Tax Map Parcels 45-4 ((14)) 74-76 of the Fair Lakes Court development, as shown on the CDP/FDP shall meet the following minimum requirements at the time of planting: (i) evergreen shall be a minimum of 10 feet tall; (ii) deciduous trees shall have a minimum 3½" caliper.

10. Upon removal of the presently existing temporary cul-de-sac terminating Fields Brigade Road, and subject to permission from the owner of Tax Map Parcel 45-4 ((1)) 32, the Applicant shall plant six (6) evergreens of a minimum height of 10 feet adjacent to Fields Brigade Road in the area of the removed temporary cul-de-sac.

11. During the site plan review process the Applicant will seek VDOT approval to provide the following in immediate proximity to the previously existing temporary cul-de-sac on Fields Brigade Road: (i) pedestrian crossing signs in the public right-of-way of Fields Brigade Road; (ii) a painted crosswalk on Fields Brigade Road to align with the existing trail located on Tax Map Parcel 45-4 ((1)) 33.

12. The applicant shall use all reasonable efforts to preserve the specimen 30" diameter black walnut tree located adjacent to the RPA in the southwestern corner of the property. At the time of site plan submission the limits of clearing and grading adjacent to this tree shall be located in consultation with the Urban Forestry Branch, in order to ensure its survival through the construction process. The limits of clearing and grading shall be located no closer than 15 feet from the trunk of the tree on its eastern side, and shall be located at least as far from the trunk as the dripline on all other sides. Notwithstanding the limits of clearing noted above, if it is determined that further encroachment on the eastern side of the tree is unavoidable due to grading activities or activities associated with the demolition of the existing residence and/or construction of the proposed units, then further encroachment may be permitted as specifically approved by the Urban Forester.

Prior to and throughout construction, the tree shall be protected by chain link fencing a minimum of four feet in height, placed at the limits of clearing and grading. The fencing shall be installed prior to any land disturbing activities being conducted on-site, including the demolition of existing structures. Signage affirming, "Tree Save Area - Do Not Disturb" shall be provided on the fencing, and made clearly visible to all construction personnel.

The Applicant shall retain a certified arborist to prepare a tree preservation plan for the black walnut tree, to be submitted for review and approval by the Urban Forestry Branch at the time of first submission of the site plan. The plan shall include tree preservation activities designed to maximize the survivability of the tree. Such activities may include, but not be limited to, crown pruning, limb pruning, root pruning, mulching and fertilization.

This development condition shall not be construed to preclude development of the approved number of units or to require relocation or redesign of units or their appurtenances, reduction in the size of units, or the installation of a retaining wall in excess of four feet in height.