

# PLANNING COMMISSION APPROVED DEVELOPMENT CONDITIONS

FDP 1999-MV-019

October 21, 1999

If it is the intent of the Planning Commission to approve FDP 1999- MV-019 located at Tax Map 107-2 ((1)) 9 on 1.81 acres to permit residential development zoned PDH-8 and developed with 13 single-family detached residential units, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the 1.81 acre site shall be in substantial conformance with the Final Development Plan entitled Lorton Town Center, prepared by the Bowman Consulting Group (original plan developed by Dewberry & Davis), last revised on September 27, 1999.
2. Residential structures shall be constructed in substantial conformance with the Representative Elevations presented on Sheet 7 of the FDP, subject to DPWES approval. Quality of building materials, including the ratio of brick/stone to siding, and architectural treatments shall be consistent throughout the PDH-8 and PDH-5 development.
3. All single-family detached units shall have driveways which are a minimum eighteen (18) feet long to allow the parking of vehicles without overhanging the sidewalk.
4. Private streets within the development shall be constructed in conformance with Public Facilities Manual public street standards for materials and depth of pavement, subject to DPWES approval.
5. Single-family detached lots located along the periphery of the site shall conform with the front, side, and rear yard requirements of the R-8 ADU development provisions as specified in the Zoning Ordinance.
6. Purchasers of units shall be advised in writing prior to entering a contract of sale that the homeowners' association shall be responsible for the maintenance of all private streets in the development. The homeowners' association documents shall specify that the homeowners' association is responsible for the maintenance of private streets and other common facilities.

7. A covenant shall be recorded which provides that garages shall only be used for purposes that will not interfere with their intended purpose of parking vehicles and that garages may not be converted to living space. This covenant shall be recorded among the land records of Fairfax county in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of this use restriction prior to entering into a contract of sale.
8. Provisions of the Soil Erosion and Sedimentation Control Ordinance shall be strictly enforced. Areas which are disturbed for the purpose of removing fill for transport to other sections of the site shall be stabilized and seeded immediately following soil removal, as determined by DPWES in coordination with Urban Forestry. Disturbance and/or soil removal which damages trees in peripheral areas which are proposed to be saved shall not be permitted, subject to Urban Forestry review and approval.
9. Prior to final site plan approval for development the Maywood Tract (RZ/FDP 1999-MV-019), a noise study shall be submitted to determine the extent of exterior noise adjacent to the proposed units. If deemed necessary exterior noise mitigation shall be provided, subject to DPWES approval.
10. Prior to final site plan approval for the Maywood tract (RZ/FDP 1999-MV-019), limits of clearing and grading shall be established which demonstrate that adjacent, off-site trees will not be damaged by construction activities on this site. Limits of clearing and grading shall be marked with fencing or other suitable prior to land disturbing activities on the site and shall remain in place during all phases of construction, subject to Urban Forestry approval.