

FINAL FDP DEVELOPMENT CONDITIONS

FDP 2002-MV-020

September 26, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2002-MV-020 in the PDH-3, HD District for single-family residential development located at Tax Map 108-1 ((1)) 27A pt., 27B and 108-3 ((1)) 16 pt., 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 CDP/FDP entitled Summit Oaks/Engleside Baptist Church which was prepared by Urban Engineering & Associates, Inc. and is dated September, 2001, and revised to September 26, 2002.
2. Minimum side yards of 5 feet with a minimum separation between units of 12 feet shall be provided for all units.
3. Supplemental plantings, consisting of deciduous and evergreen trees, shall be provided in the 50 foot buffer area along the eastern and southern sides of the site, where determined necessary by the Urban Forester to provide an effective, substantial buffer adjacent to the Pohick Church and the Lower Potomac Pollution Control Plant.
4. Limits of clearing and grading shall be strictly adhered to. Prior to any site disturbing activity, the limits of clearing and grading shall be fenced and flagged to prevent any intrusions beyond the limits. In addition, the limits of clearing and grading at the rear of Lots 24-25 and 26-27, adjacent to the proposed retaining walls, shall be fenced with super silt fencing to further protect tree save areas from damage.
5. The decorative brick, wood column fence located along the eastern property line shall be located and constructed to minimize disturbance to existing trees in this area, subject to Urban Forestry review and approval. The chain link fence located along the remainder of the eastern property boundary shall be field located to minimize disturbance to trees and only hand clearing shall be permitted, subject to Urban Forestry review and approval.
6. In the event that final engineering determines that the proposed SWM/BMP needs to be enlarged, it shall not encroach into the landscaped berm located at the rear of Lots 1 and 7-10. If such encroachment is determined necessary, the berm shall be relocated further into the site and the number of lots shall be reduced.

7. Notwithstanding the note on the Typical Lot Detail on Sheet 2, no encroachments into specified rear yards for decks shall be permitted which result in less than 10 feet of yard between the outer edge of the deck and the rear property line.