

PROPOSED DEVELOPMENT CONDITIONS

March 28, 1994

FDP C-448-23

If it is the intent of the Planning Commission to approve Final Development Plan FDP C-448-23 for residential development on property located at Tax Map Parcel 91-3 ((1)) 63A pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. An interparcel connection shall be provided to the west generally as shown on the FDP with the final location of the connection to be determined by DEM.
2. At all peripheral lot lines, bulk regulations shall conform to those of the conventional R-12 Zoning District as specified in the Zoning Ordinance for affordable dwelling unit developments.
3. Noise attenuation shall be provided for Section 19 in accordance with Proffer 13 of PCA C-448-2/RZ 84-L-020 within 120 feet of the centerline of Hayfield Road.
4. Landscaping treatments shall be provided consistent with those to be provided in other multiple family sections within Kingstowne, as generally shown on page 2 of the FDP.