

PROPOSED DEVELOPMENT CONDITIONS

FDPA 2003-LE-025-03

September 22, 2015

If it is the intent of the Planning Commission to approve FDPA 2003-LE-025-03 located at 6001 Masondale Road [Tax Map 81-4 ((48)) 86] to permit a reduction of certain yard requirements on a single-family lot, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to all previously approved development conditions applicable to the site.

1. Development of the Property shall be in substantial conformance with the FDPA titled "Northampton, Lot 86", consisting of one sheet, prepared by CPJ Associates and dated March 4, 2015.
2. A 2-inch caliper Category III deciduous tree as defined in Table 12.17 of the Fairfax County Public Facilities Manual shall be planted on the subject site to the left of the driveway and outside of the 10-foot wide utility easement, within a minimum planting width of eight feet. The replacement tree shall be planted within 9 months of zoning approval and shall be planted between the dates of November 15 and December 15 or between the dates of March 1 and May 15.