

APPROVED DEVELOPMENT CONDITIONS

FDPA 81-S-058-01-02

December 21, 2015

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 81-S-058-01-02, located at Tax Map 65-1 ((1)) 3C, to permit a two-story maintenance and storage facility as part of a multi-family residential development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk*).

1. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the property shall be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled "Lakeside Apartments Clubhouse, Storage & Maintenance Facility at Centre Ridge Landbay 4" prepared by Bowman Consulting Group, Ltd. consisting of 24 sheets dated September 15, 2015, as revised through December 18, 2015. Minor modifications may be permitted in accordance with the Zoning Ordinance.
2. All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
3. Exterior building construction shall occur only Monday through Saturday in accordance with Fairfax County regulations. The allowable days of construction as specified in this condition shall be listed within any contract with contractors associated with construction on the site.
4. Landscape planting for the application site shall be provided in substantial conformance with the FDPA as determined and approved by the Urban Forest Management Division (UFMD). The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, and shall be subject to the review and approval of UFMD.*

Maintenance and Storage Facility

5. The maintenance and storage facility shall be for maintenance workshop and storage uses only. No residential unit(s) is/are allowed.
6. The architectural design of the maintenance and storage facility shall be generally consistent with the architectural elevations provided on Sheet 8A of the FDPA plan. The facility shall have a maximum height of 30 feet.
7. All new windows shall be transparent with no reflective glazing.

8. In the event that the adjacent recycling center is reconstructed, a pedestrian path compliant with the requirements of the Americans with Disabilities Act (ADA) shall be constructed to connect the relocated sidewalk, located to the west of the maintenance and storage facility, to the recycling center, located to the east of the maintenance and storage facility.
9. Landscape planting for the maintenance and storage facility shall be provided in substantial conformance with the concepts shown on Sheets 7A and 7B of the FDPA within the Area of Revision for the Maintenance and Storage Facility and along Machen Road as determined and approved by the Urban Forest Management Division (UFMD). The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, and shall be subject to the review and approval of the UFMD. The applicant shall replace any trees and/or shrubs found to be dying or diseased within the Area of Revision for the Maintenance and Storage Facility and along Machen Road. All landscape plantings provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.
10. The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Site Plan. The Tree Conservation Plan shall consist of the following elements:
 - a. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation, and maintenance of tree protection fencing.
 - b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices may include, but are not limited to, crown pruning, mulching, and root pruning.
 - c. All site engineering and layout information matching information provided in the associated FDPA Plan as required by PFM 12-0501.1A.
11. Soils in which impervious surfaces were removed shall be restored and remediated to support plant growth to the satisfaction of UFMD to include the incorporation of adequate organic materials and the creation of adequate void spaces for air and water. Remediation of these soils shall include the removal of all paving and gravel sub-base materials, the aeration of the soils to a depth of 12 inches through tilling or air excavation, and the incorporation of at least 12 inches of high quality topsoil mixed with organic matter into the remaining soils, with the exception of within critical root zones, which are to be preserved, in order to minimize impacts to roots.
12. Sidewalk pavement shall be removed by hand under the direct supervision of an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist within the critical root zones of existing vegetation to be preserved. The critical root zones shall be covered with a one-inch to two-inch layer of organic compost and then mulched immediately after removing pavement and

watered in so that any exposed roots are not allowed to dry out, or protected using another method, as reviewed and approved by UFMD.

Community Clubhouse

13. Construction traffic may only use the pool access during construction of the clubhouse and pool deck, when the pool is not open to the public.*
14. Landscape planting for the community clubhouse shall be provided in substantial conformance with the concepts shown on Sheet 7 of the FDPA as determined and approved by UFMD. The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, and shall be subject to the review and approval of UFMD.*
15. The architectural design of the clubhouse shall be consistent with the general character of the elevations shown on Sheet 8 of the FDPA.*
16. Additional stormwater computations shall be provided during site plan review to show the sufficiency of the existing BMP for 24-hour storm detention requirement. If phosphorus removal by the existing pond is determined to be insufficient, additional BMP shall be provided to meet the 10 percent additional requirement, as determined by and subject to review and approval of DPWES.*

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.