

**APPROVED FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

**FDPA 81-S-058-01-01
Centrewood Drive Apartments, Inc.**

December 23, 2014

If it is the intent of the Planning Commission to approve FDPA 81-S-058-01-01 for site modifications to an approved clubhouse as part of a residential development located at Tax Map 65-1 ((1)) 3C (hereafter referred to as the "Application Property"), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

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 entitled "Lakeside Apartments at Center Ridge Land Bay 4" prepared by Bowman Consulting Group, Ltd. consisting of 13 sheets dated April 2014, as revised through December 10, 2014. Minor modifications may be permitted in accordance with the Zoning Ordinance.
2. Construction traffic may only use the pool access during construction of the club house and pool deck, when the pool is not open to the public.
3. Landscaping for the application property shall be provided in substantial conformance with the concepts shown on the FDPA as determined and approved by 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 Urban Forest Management Division (UFMD).
4. The architectural design of the clubhouse shall be consistent with the general character of the elevations shown on Sheet 8 of the FDPA.
5. 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 Department of Public Works and Environmental Services (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.