FINAL PRC DEVELOPMENT CONDITIONS

PRC B-846-04

September 6, 2016

The Board of Supervisors approved PRC B-846-04 for single family attached dwelling units located at Tax Map 17-4 ((14)) (1A) 1, and conditioned the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance The DPA/PRC/PCA Plan entitled "11720 Sunrise Valley Drive," as submitted by Land Design Consultants consisting of 18 sheets, dated August 2015 as revised through August 22, 2016. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.

2. The applicant or Homeowners Association shall maintain the trail and cycle track along Sunrise Valley Drive whether located within the public right-of way or on private land with public access easements.

3. The applicant shall provide one secure bicycle rack in the pocket park prior to issuance of a Residential Use Permit.

4. At site plan, and in coordination with the Virginia Department of Transportation (VDOT), the applicant shall ensure that the landscaping at the corners of Roland Clarke Place and Sunrise Valley Drive do not conflict with the site distance.

5. A noise study, including any necessary mitigation measures shall be approved by the Environment and Development Review Branch of the Department of Planning and Zoning and the Department of Public Works and Environmental Services prior to submission of the building plans to demonstrate that interior noise will not exceed a level of approximately DNL 45 dBA.

6. As shown on Sheet 3 of the DPA/PRC/PCA, an ingress/egress easement on the western property line shall be included in the land records.

7. The character of the architectural design and building materials for the building shall be in general conformance with the architectural rendering shown on Sheet 7 of the PRC Plan.

   The applicant may adjust the architectural design details including, but not limited to, the proportion of building materials, articulation, fenestration, roof design and materials, and other decorative elements as part of final architectural design and engineering without requiring approval of a PRCA.

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. The applicant shall be responsible for obtaining the required Residential Use Permit and/or Non-Residential Use Permits through established procedures.