

**PROPOSED FINAL DEVELOPMENT  
CONDITIONS**

**FDP 2016-MV-014  
CHPPENN I, LLC (North Hill)**

**January 3, 2017**

If it is the intent of the Planning Commission to approve FDP 2016-MV-014 for residential development located at Tax Map 92-4 ((1)) 82A pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan entitled "North Hill" prepared by christopher consultants, ltd., consisting of 26 sheets, and dated May 2, 2016, as revised through December 19, 2016 and these conditions. Minor modifications may be permitted in accordance with the Zoning Ordinance, Sect. 16-402.
2. Regardless of that shown on the FDP, additional public access point(s) to the park may be identified and constructed by the Fairfax County Park Authority or others.
3. Interior single family attached dwelling units shall be consistent with the typical layouts shown on Sheet 2 of the CDP/FDP, with a minimum four (4) foot side yard provided for end units, except that Lots 97 through 103, as shown on the CDP/FDP, shall be developed as shown on the attached Exhibit A entitled "Lot Layout Exhibit for Lots 97-103 North Hill Fairfax County" prepared by christopher consultants, ltd.
4. Notwithstanding the dimension for the front-loaded single family attached dwelling units shown on the typical layouts on Sheet 2 of the CDP/FDP, rear yards may vary, however, a minimum rear yard of 7.5 feet will be provided.

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.