

## **DEVELOPMENT CONDITIONS**

### **FDP 2012-BR-003**

**February 4, 2013**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2012-BR-003 for residential development located at Tax Map 56-4((6))-1, on the east side of Shirley Gate Road approximately 600 feet north of the intersection of Park Drive, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan (FDP) entitled "Tariq Khan Property" prepared by Sanie Consulting Group, LLC, consisting of nine (9) sheets dated December 9, 2011, with revisions through January 29, 2013.
2. Prior to issuance of the first RUP, the applicant shall delineate the boundaries of the proposed conservation areas indicated on the FDP by the installation of fencing and/or signage along the boundaries of said areas with the proposed residential lots.
3. The proposed private street shall be located so as to avoid any conflict with the existing roadway drainage inlet on Shirley Gate Road, subject to the approval of VDOT.
4. Supplemental landscaping consisting of a mixture of evergreen and deciduous trees and shrubs shall be provided along the boundary between the residential lots and the conservation areas in order to physically separate these areas, as determined by Urban Forest Management.
5. Prior to the issuance of the demolition permit for the existing single-family dwelling, the applicant shall obtain a permit from the Fairfax County Health Department for the proper abandonment of the existing well on the application property.
6. The applicant shall plant a row of Red Cedar and American Holly trees, or equivalent species, at a minimum height of 6-7 feet at time of planting, on staggered 10 foot centers along the southern property line of Lot 2 (adjacent to Lot 56-4-((6)) 2) along with supplemental evergreen or deciduous shrubs. The applicant shall provide these plantings at the time of subdivision plan as reviewed and approved by Urban Forest Management.
7. The existing stone wall along the southern property line (adjacent to Lot 56-4-((6)) 2) shall be preserved and remain intact, except for any necessary

maintenance and upkeep, regardless of what is shown on the Final Development Plan.

8. No entry signage shall be installed along Shirley Gate Road, regardless of any details shown on the Final Development Plan.

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