

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2006-SU-007

October ~~21~~16, 2012

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2006-SU-007 for residential development located at Tax Maps 24-4 ((1)) 6C3 and 6C4, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Timber Ridge at EDS" prepared by Vika, Inc and Land Design, consisting of Sheets C-1 through L-14 dated January 25, 2012, as revised through ~~September 12~~October 16, 2012.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.*
3. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.*
4. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.*
5. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.*

APPENDIX 2

6. In order to enhance the transitional screening and tree canopy shown on the CDPA/FDPA, the site plan shall increase the amount of tree canopy plantings shown along the northern and eastern sides of the property on the CDPA/FDPA by a minimum of 5% with specific quantities, locations and species to be subject to the review and approval of Urban Forest Management.

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