

MARKED AGENDA

ADMINISTRATIVE

APPLICATION REVIEW COMMITTEE

MARCH 18, 2009 @ 9:30 AM

Planning Department Conference Room

James R. Bradford of Hassell & Folkes, PC will be present to discuss S-09-17 Rose Garden Estates.

I. INTRODUCTORY ITEM:

Bill **S-09-17**

PROJECT: Rose Garden Estates

PROPOSAL: A preliminary subdivision plan for a cluster subdivision of 31 residential lots on a 25.3 acre parcel zoned R-10s, Residential District.

LOCATION: North side of Dominion Boulevard, west of its intersection with Mullen Road.

TAX MAP SECTION/PARCEL: 0350000000900, 0360000000530, 0360000000531, 0360000000520, 0360000000522, 0360000000540

The plan date-stamped February 13, 2009 is **APPROVED** with the following stipulations:

1. The applicant/owner shall submit a Declaration of Restrictive Covenants and Deed of Conservation Easement for approval by the City Attorney's Office at the time of final subdivision plan submittal.
2. All improvements stated in the Preliminary Conservation Land Ownership & Management Plan, including but not limited to the sidewalks and required landscaping, shall be completed prior to the issuance of the first certificate of occupancy. Such improvements shall be shown on the final subdivision plan.
3. The conservation areas, including the conservation easement for such areas, shall be conveyed to the homeowner's association prior to the issuance of the first certificate of occupancy.
4. The location of the secondary emergency access ant the end of Starina Court is unacceptable. The issue of a secondary emergency access for fire protection must be addressed

during the final subdivision plan approval process. If no secondary access in a location approved by the Fire Department is provided, the duplex units must have approved sprinkler systems. Whatever the final solution is, it must be approved by the Fire Marshall prior to final subdivision plan approval.

5. The drive aisle that runs beside lot 9 and serves duplex lots 10-16 must be a minimum of 20 feet in width and designated as a fire lane per the Fire Code and PFM. It shall be shown as such on the final subdivision plan.
6. The duplex units shall be in substantial conformity to the plans entitled "Prototype Two-Family Attached Dwelling for Rose Garden Estates" dated March 25,2009 by James Wentling Architect and subject to approval by the Planning Director or designee prior to final subdivision plan approval.

Public comments regarding these applications must be received no later than Tuesday, March 17, 2009, in order to be considered at the next Administrative Application Review Committee (ARC) meeting on Wednesday, March 18, 2009.