

**FINAL DEVELOPMENT PLAN CONDITIONS****FDP 2019-HM-016****June 15, 2020**

If it is the intent of the Planning Commission to approve FDP 2019-HM-016 for residential development at Tax Maps 25-1 ((4)) 8B, 9A and 14C, staff recommends that the approval be conditioned by requiring conformance with the following development plan conditions.

1. Development of the property must be in substantial conformance with the Final Development Plan entitled: "The Reserve at Spring Lake" submitted by Urban Engineering Ltd., consisting of 25 sheets dated August 26, 2019, as revised through June 12, 2020. Minor modification maybe permitted in accordance with Sect. 16-403 of the Zoning Ordinance.
2. The applicant must strictly adhere to the limits of clearing and grading as shown on the FDP. The limits of clearing and grading must be clearly marked and fenced to ensure the protection of the RPA prior to land disturbing activities. No work activities, stockpiles, construction materials or other construction related materials are permitted outside the limits of clearing and grading. Any encroachment into, and/or disturbance of, the Resource Protection Area (RPA) not shown on the approved FDP must be in conformance with the Chesapeake Bay Preservation Ordinance (CBPO) and approved by LDS.

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